PROPERTY BROCHURE



589 NGUNGURU ROAD, GLENBERVIE

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

589 NGUNGURU ROAD, GLENBERVIE

ILL HEALTH FORCES SALE...



1.7776 HA	533 SQM	4+	3+	3+	3

ASKING PRICE $1,800,000

The owners have only recently made Glenbervie home. Ill health has changed their plans, and their instructions are clear. They need a prompt sale.

This impressive 533sqm residence pairs generous proportions with a warm, contemporary interior. The open-plan kitchen and dining area are sized for large gatherings, with a butler's pantry to keep the preparation out of sight.

Three living areas give family and guests room to spread out. The main lounge has raked ceilings and picture windows that frame the gardens, while wide sliders open to an expansive north-facing deck with covered dining overlooking the inground pool.

Upstairs, the main suite has an ensuite and private balcony. Three generous bedrooms and two further bathrooms are on the main level, and the home has triple garaging with internal access. The large rumpus doubles as guest accommodation for the owners' B&B and could also serve as a fifth bedroom.



The property offers several ways to earn an income from home. A separate modern cottage is already tenanted, while B&B accommodation and a dedicated area for overnight motorhome stays offer scope for additional income. Riders visiting Glenbervie Forest can also stay on the property, with stabling available for their horses.

Set well back from the road on Glenbervie's Golden Mile, the 1.7 hectare property takes in sweeping lawns and mature trees, with a utility shed and potable bore water supply. Whangārei and the Tutukākā Coast are both within easy reach.

Priced for action.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 1, DP 313278 CT 1128896 (1.3020ha) Lot 2, DP 569015 CT 1128897 (4756sqm)
CV	$1,700,000
RATES	$5,124.03 (2025/2026)
DATE BUILT	1975 and comprehensively renovated in 2021
ZONING	Rural lifestyle zone
LAND AREA	1.7776ha (more or less)
FLOOR AREA	533sqm (more or less)
BEDROOMS	Four
LIVING AREAS	Three
BATHROOMS	Three
HEATING	7 heat pumps (all serviced in 2026). Zoned underfloor heating in tiled areas
PARKING	Three garage parks and ample off street parking
INSULATION	Ceilings and walls
WATER HEATING	Gas califont (2x 45kg rented bottles)
WATER SOURCE	Water supply to the barn is bore -Tank is back up for all UV Filtration system
WATER PUMP	In shed
WASTE	Septic
WALLS	Gib
FRAMING	Timber
ROOF	Colorsteel
JOINERY	Aluminium double glazing
CLADDING	Linea weatherboards
FLOORING	Tiles and carpet
LIGHTING	LED throughout
DECK	Kwila decking
EXTRACTOR FANS	Kitchen and bathrooms
SHED	Pool shed plus single garage shed
DRIVEWAY	Metal
INTERNET	Starlink

ADDITIONAL FEATURES

RV/ HORSE FLOAT PARKING	Up to 6 motor homes Unpowered sites $40 per night Water provided Black water disposal avaliable nearby at Whangarei Falls
AIR BNB	Guest wing with separate access Tea/coffee/fridge/bathroom/queen bed, spacious retreat
STABLES	Complimentary add-on to Airbnb accommodation

COTTAGE

Modern 67sqm cottage currently rented for $520 per week. Living area with heat pump and kitchenette with stainless steel sink, four plate electric stove top, melteca cabinetry, extractor fan and under bench oven. Bathroom with wall hung single vanity, mirror extractor fan, shower, toilet, heated towel rail, wall tiles, tiled floor. Two double bedrooms each with heat pumps, vinyl flooring throughout.

STABLES/ TACK ROOM

Stables with two central horse pens, two ply lined utility/storage rooms adjacent lean-to carport (19sgm) and concrete parking pad, power and water, modern and tidy presentation, adjacent horse paddock with trough.

CHATTELS

Garage door x2, garage door remotes x2, laundry tub, dishwasher x2, Neff double oven, Neff rangehood, gas Hob, 9kg gas bottle, fridge/freezer in kitchen, heated floors under all tiled floors, light fittings, drapes, blinds, heat pump x7, heated towel rails x3, spa pool, garden shed, swimming pool accessories, irrigation system, Starlink modem and satellite, gas califont, 2x 45kg rented bottles, pool filter, saltwater chlorinator, garden hose reel x1

Studio chattels: Heat pump x3, 2x 9kg gas bottles, gas califont, oven, hob, rangehood, light fittings, blinds

Negotiable: John Deer ride on lawn mower, Robot Pool Cleaner

DISCLOSURES

Electric gate is operational but internal intercom and controls are not

PHOTO GALLERY















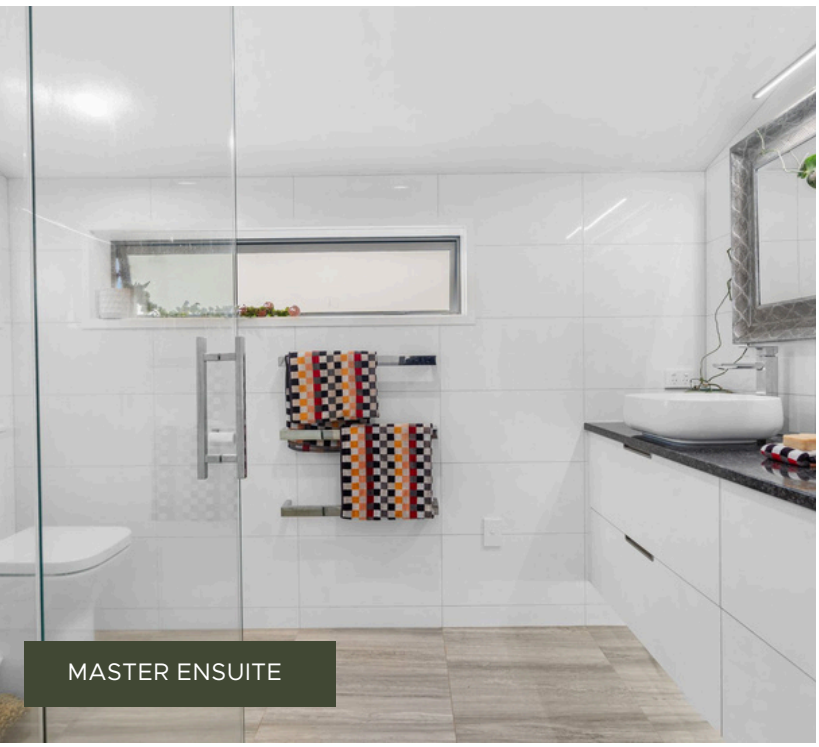




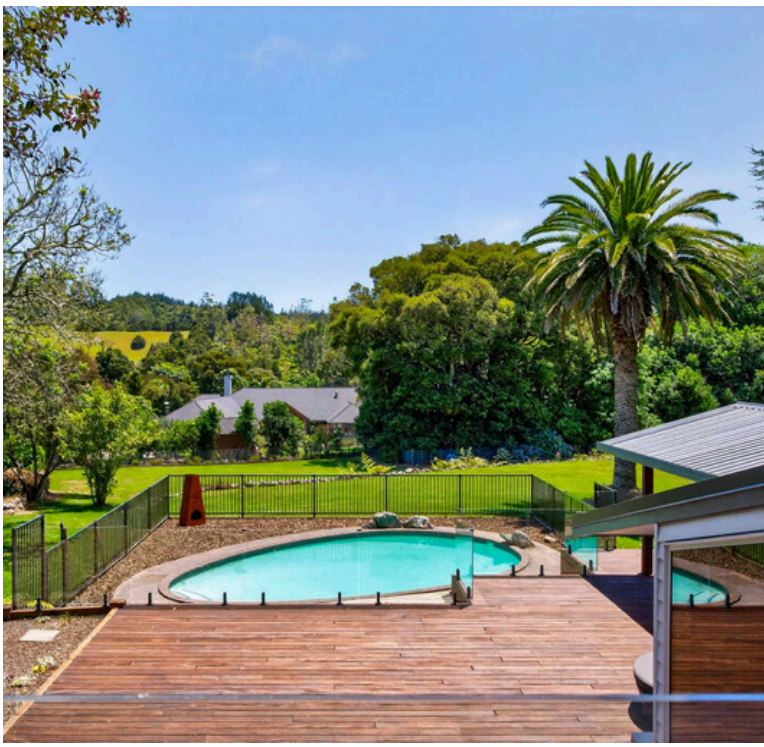




MASTER SUITE



MASTER ENSUITE








FAMILY BATHROOM


SECOND BATHROOM


I WAKE UP
AWESOME


GUEST ACCOMMODATION




STUDIO







“

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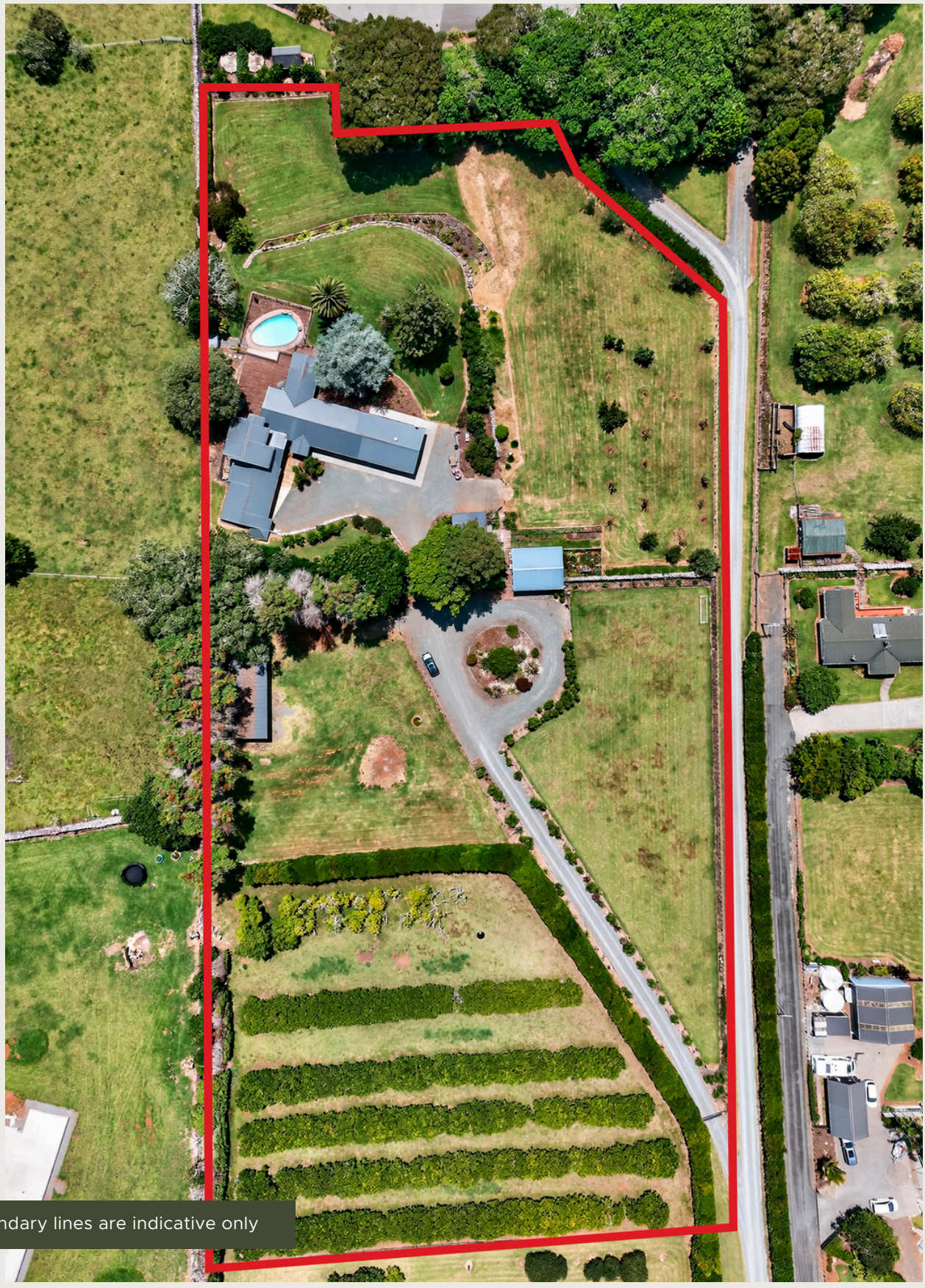


FLOOR PLAN

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



BOUNDARY MAP



Boundary lines are indicative only



SUE MAICH & DAMIEN DAVIS

Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.

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