# PROPERTY BROCHURE

34C Ripiro Drive, Baylys Beach



Pocklington

REAL ESTATE




# Where Coastal Living Meets Modern Style

3 1 2 2 164m²

Tucked away at the end of a long, private driveway and set well back from the road, this stylish split-level home offers privacy, modern design and stunning coastal views.

One of just three apartment-style residences, the property is surrounded by beautifully landscaped gardens and has been thoughtfully designed to embrace its beachside setting.

On the lower level, you'll find a generous double internal-access garage, along with two bedrooms and a bathroom. Upstairs, the open-plan living area flows effortlessly onto the deck, where the horizon and spectacular Baylys Beach sunsets become part of everyday life.

The upper level also features a beautifully appointed bedroom with its own ensuite, creating a private and peaceful retreat.

And there's an added bonus — the property also has the option to be sold fully furnished, with the furniture and décor thoughtfully styled to complement the apartment's modern coastal design. Simply walk in, settle in and enjoy. As part of a three-property body corporate, shared property matters are managed collectively, providing convenience and making coastal ownership that little bit easier.

Whether you're looking for a permanent home, a holiday escape or a ready-to-enjoy investment, this is a wonderful opportunity to secure your own piece of Baylys Beach. Stylish, private and beautifully presented — with nothing left to do but unpack and enjoy the view.



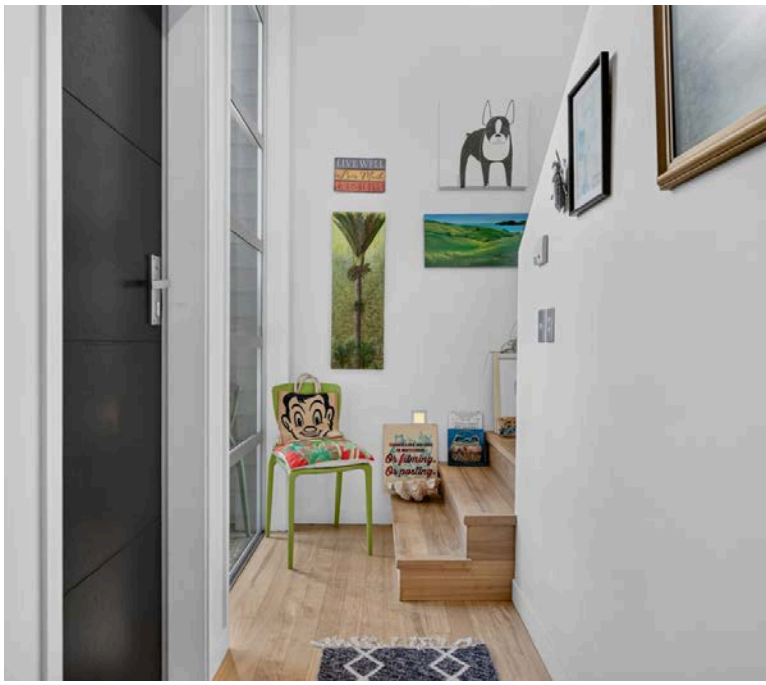


Pocklington

REAL ESTATE







Pocklington

REAL ESTATE







Pocklington

REAL ESTATE







Pocklington

REAL ESTATE







Pocklington

REAL ESTATE







Pocklington

REAL ESTATE

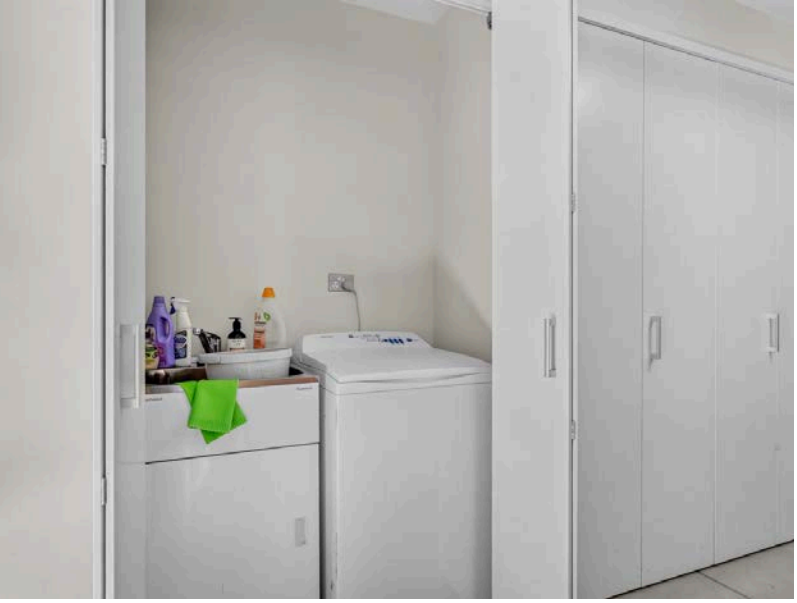






Pocklington

REAL ESTATE







Pocklington

REAL ESTATE

# KEY PROPERTY DETAILS

| | |
|---|---|
| LEGAL DESCRIPTION | Unit C and Accessory Unit 4 Deposited Plan 385495 in Title 342376 (Lot 7, DP 316035, CT 3948183) |
| CV | $670,000 |
| RATES | $2,520.45 |
| LAND AREA | Stratum in Freehold (Unit Title) |
| FLOOR AREA | 164sqm |
| NO. OF LIVING AREAS | One open plan living, dining and kitchen |
| BEDROOMS | Three |
| BATHROOMS/TOILETS | Two - one ensuite |
| PARKING | Double garage plus off-street parking |
| DATE BUILT | 2000s |
| CLADDING | Linea board and zinccalume |
| ROOF | Iron (2006 with maintenance done) |
| FLOOR | Wooden, carpet and tiles |
| JOINERY | Aluminium |
| INSULATION | Walls and Ceiling |
| WATER HEATING | Hot water cylinder |
| WATER SOURCE | Town supply |
| WASTE | Sewage tank system (Sewage is paid for with body corporate and with Contact Energy |
| INTERNET | Wi-fi (Fibre available) |

| | |
|---|---|
| CHATTELS | Auto garage door, Window treatments, Dishwasher, Electric oven, Electric Hob/Cooktop, Extractor fan x2, Fixed floor coverings, Heated towel rails x2, Light fittings, Rangehood, Dryer, Fully furnished |

# LEGAL TITLE

**RECORD OF TITLE**
**UNDER LAND TRANSFER ACT 2017**
**UNIT TITLE**

**Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017**

R.W. Muir
Registrar-General of Land

| | |
|---|---|
| **Identifier** | **342376** |
| **Land Registration District** | **North Auckland** |
| **Date Issued** | 27 November 2007 |

| **Prior References** | **Supplementary Record Sheet** |
|---|---|
| 62818 | 394983 |

| | |
|---|---|
| **Estate** | Stratum in Freehold |
| **Legal Description** | Unit C and Accessory Unit 4 Deposited Plan 385495 |

**Registered Owners**

De Bruin Trustees Limited, Alexander Josef Henry Witten-Hannah and Susan Marie Howard

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

7630531.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.11.2007 at 9:00 am

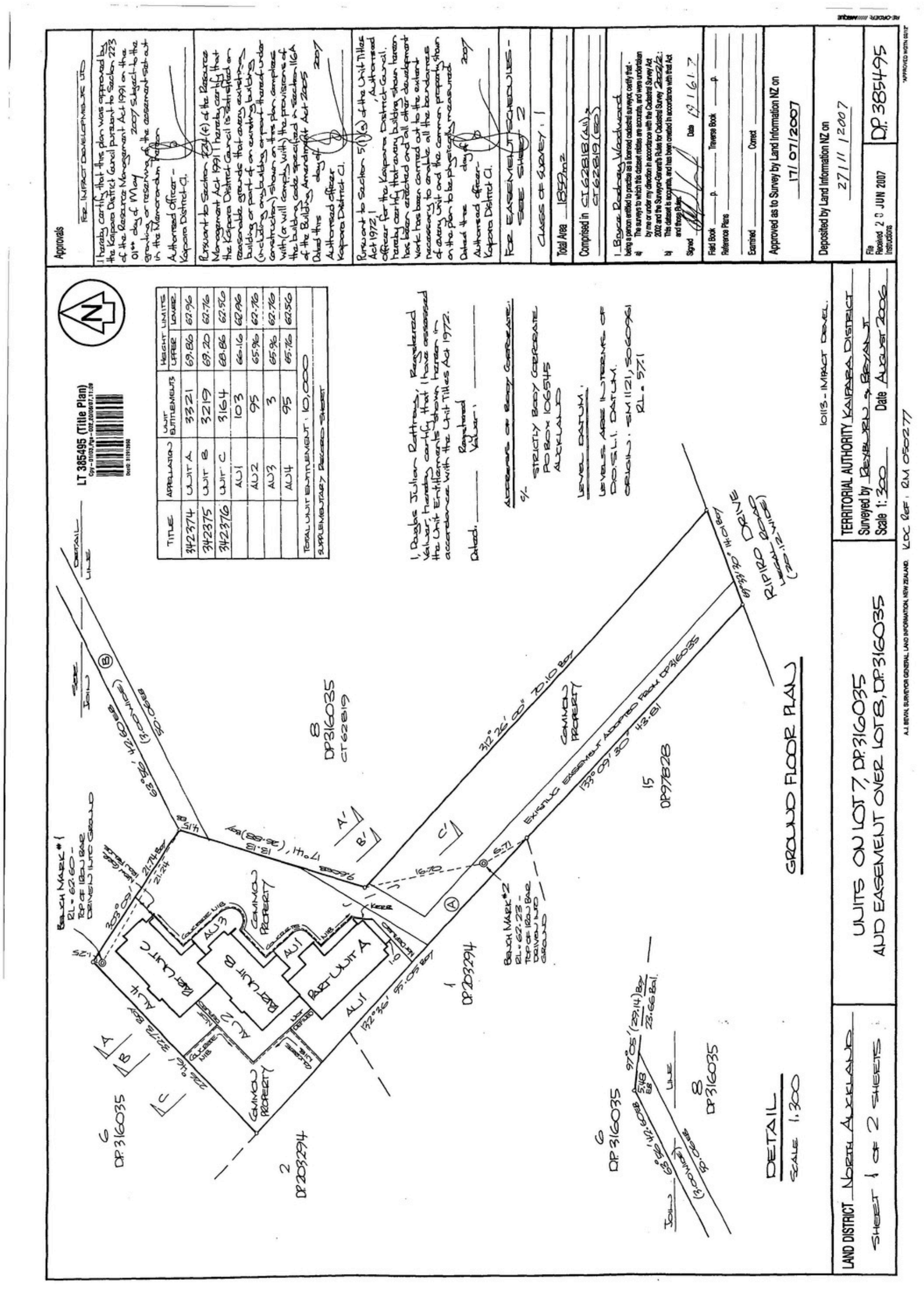
12936532.1 Mortgage to Heartland Bank Limited - 28.3.2024 at 4:07 pm



Pocklington
REAL ESTATE

# LEGAL TITLE

**Identifier** **342376**

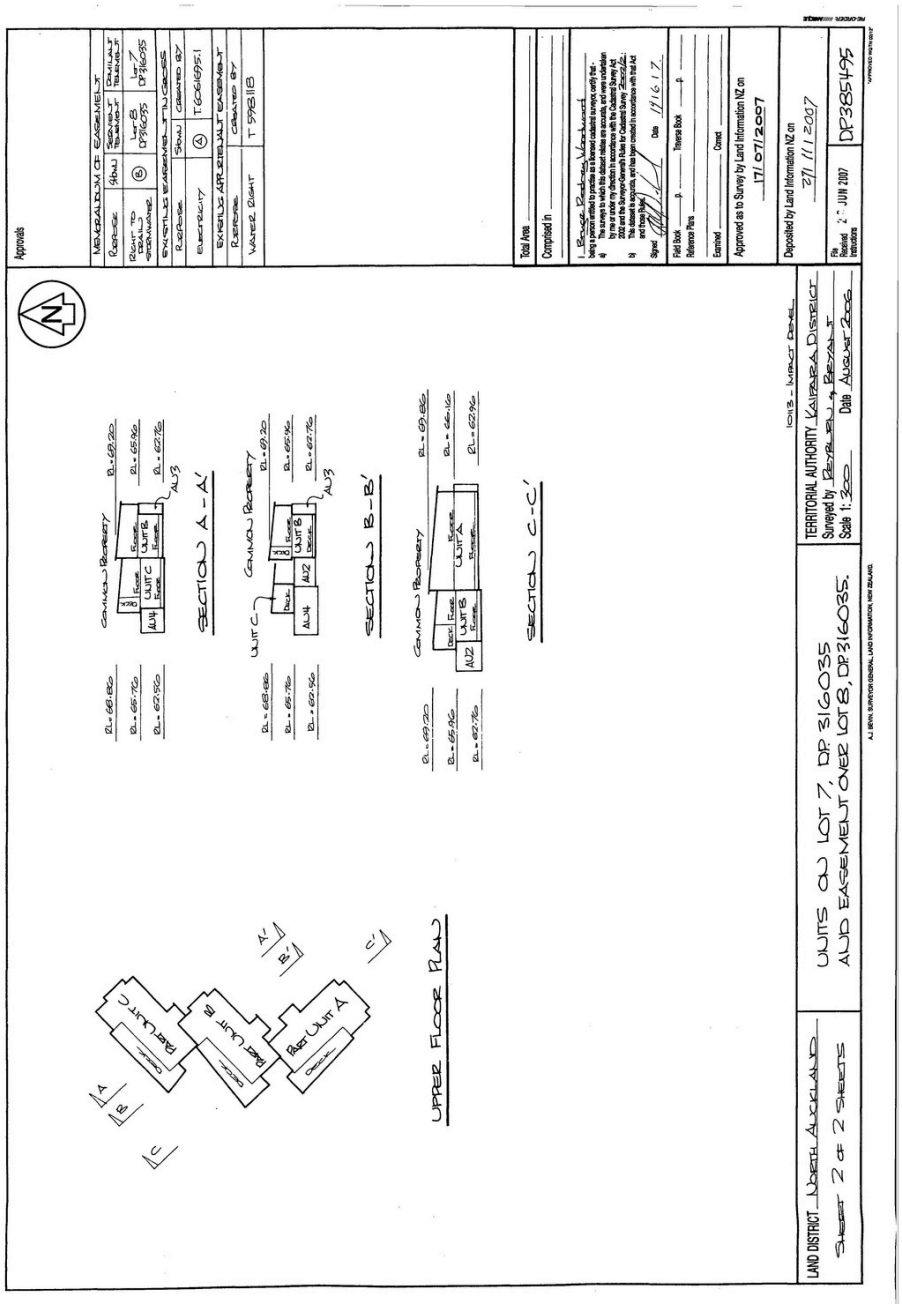





Pocklington
REAL ESTATE

# LEGAL TITLE

**Identifier** **342376**







Pocklington
REAL ESTATE

# LEGAL TITLE

**Identifier** **342376**

## SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

**Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017**

**Identifier** **394983**

**Land Registration District** **North Auckland**

**Date Issued** 27 November 2007

**Plan Number** DP 385495

**Subdivision of**
Lot 7 Deposited Plan 316035

**Prior References**
62818

**Unit Titles Issued**

| | | |
|---|---|---|
| 342374 | 342375 | 342376 |

**Interests**

OWNERSHIP OF COMMON PROPERTY
Pursuant to Section 47 Unit Titles Act 2010 -
(a) the body corporate owns the common property and
(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.
The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Appurtenant hereto is a water right created by Transfer 598118

6023758.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.5.2004 at 9:00 am

Subject to an electricity easement (in gross) over part marked A on DP 385495 in favour of Northpower Limited created by Transfer 6061695.1 - 30.6.2004 at 9:00 am

The easements created by Transfer 6061695.1 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain stormwater easement created by Easement Instrument 7630531.1 - 27.11.2007 at 9:00 am

The easements created by Easement Instrument 7630531.1 are subject to Section 243 (a) Resource Management Act 1991

7639560.1 Change of rules of the Body Corporate - 3.12.2007 at 9:00 am



Pocklington
REAL ESTATE

# RENTAL APPRAISAL



## Rental appraisal

34C Ripiro Drive, Baylys Beach, Kaipara District

This stunning 3-bedroom, 2-bathroom home at 34C Ripiro Drive, Baylys Beach, Kaipara District, offers a spacious floor area of 164 sqm. The property features a double car space. Located in the serene Baylys Beach suburb, it is zoned for Dargaville Primary School. Enjoy the coastal lifestyle with easy access to local amenities and beautiful beaches.

3 2 2 164m²

**Rental details**

**Current market value** (p/w)
$550-$600

**Type**
House

**Date**
September 15, 2026



**Marni Stewart**
Property Manager
Phone: +64 21 288 9311
Email: Marni.Stewart@bayleys.co.nz
Office: Dargaville

**Thank you for the opportunity to provide you with a rental appraisal for your property.**

**Disclaimer:** This rental assessment is provided for general information purposes only and is based on current market conditions, which may change over time. While care has been taken to ensure the accuracy of the information, no warranty is given as to its completeness or reliability. The property may not have been physically inspected, and no assumptions should be made regarding its condition.

It is presumed, solely for the purposes of this appraisal, that the property complies with the Residential Tenancies Act 1986 and Healthy Homes Standards 2019, or would be compliant or exempt at the time of letting. Interested parties should obtain independent legal and professional advice to determine the property's suitability for residential tenancy.

This assessment does not constitute legal, financial, or investment advice, and no liability is accepted for any loss or damage arising from its use or reliance upon it.

# DISCLOSURES

This Property Information Pack has been prepared to assist prospective purchasers in making an informed decision. All reasonable efforts have been made to ensure the accuracy of the information provided; however, purchasers are advised to undertake their own due diligence.

Property areas identified for disclosure and further due diligence.

1. Body Corporate Information is available upon request.

It is our recommendation that if you are interested in purchasing this property, follow thorough due diligence to support with your purchasing decision.



# LISA POCKLINGTON

## BRANDOWNER | SALESPERSON

Lisa Pocklington of Pocklington Real Estate is a proud Kaipara local who has built her career on genuine care for people and an unmatched knowledge of this region. With 10 years of Real Estate Experience and a background in customer service with Qantas, where she quickly rose to flight attendant manager, Lisa brings a rare combination of professionalism, warmth and local expertise to every client she works with.

People are at the heart of everything Lisa does. She takes the time to truly understand what each client needs, tailoring her approach to deliver the right result for their unique situation. Her natural ability to connect, communicate and negotiate means clients always feel supported, informed and in safe hands throughout the entire process.

Lisa's smart, modern approach to marketing ensures every property reaches the right audience, while her warm, empathetic style ensures every client feels like a priority. For Lisa, Real Estate has never just been about the sale, it's about the people behind it.

In her spare time, Lisa loves travelling, spending time with family and friends, running and fishing. Passionate about Kaipara and everything this region has to offer, there is no one better placed to help locals achieve the results they deserve.

Pocklington
REAL ESTATE

# NOTES

021 121 8419 | lisa@pocklington.co.nz | pocklington.co.nz

Pocklington

REAL ESTATE

POWERED BY OWNLY LTD. LICENSED REAA 2008