PROPERTY BROCHURE



9 NIHOTETEA LANE, MAUNU

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

9 NIHOTETEA LANE, MAUNU

A PRIZED PIECE OF MAUNU...



1.391 HA	225 SQM	4	2	2	2+

PRICE BY NEGOTIATION

In sought-after Maunu Estate, this four-bedroom home sits on 1.39 hectares (more or less) of gently contoured land, with space, privacy and room to enjoy a more relaxed way of living. The home has been meticulously maintained and is impeccably presented, ready for its next owners to move in and make it their own.

Benefitting from recent updates, including new carpet, laminate flooring, quality appliances, stone benchtops and more, there is a fresh feel to the home. Expansive living with separate media room and a seamless flow to the outdoors plus four bedrooms and two bathrooms, there is comfortable space for family and guests.

Here, the land becomes part of everyday life. There's room for children to roam, create generous gardens, have your own animals, be self sufficient or simply enjoy the welcome sense of openness around you. The 7 x 6 metre shed offers excellent storage and workspace, while generous off-street parking provides room for vehicles, camper, boat, trailers and everyday needs.



Privacy comes naturally in this setting. Located on the city doorstep, the home feels tucked away from the pace of town, with room to breathe and space to enjoy your own corner of Maunu. It's a place where a quiet morning at home or an afternoon spent outdoors can feel like a welcome change of rhythm.

With usable land, a beautifully kept home and a sought-after Maunu address, this property offers lifestyle, conveniences close at hand, close proximity to top schools, golf, hospital and more. The gated estate gives you a sense of security and assures yours investment.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 3, Deposited Plan 198201 as shown on Record of Title NA127A/719
CV	$1,225,000
RATES	$3,231.27
DATE BUILT	2001
ZONING	Future urban zone
LAND AREA	1.3910ha (more or less)
FLOOR AREA	225sqm
BEDROOMS	4
BATHROOMS	2
TOILETS	2
LIVING AREAS	2
PARKING	Double garage with internal access, plus a large shed and extensive concreted parking area
KITCHEN	Updated approximately 2–3 years ago, featuring 40mm (approximately) engineered stone benchtop, glass splashbacks, a new sink and tap, and selected new appliances. Painted cabinetry is complemented by timber features, and ample storage
KITCHEN APPLIANCES	Westinghouse dishwasher, 600mm Fisher & Paykel induction cooktop, Samsung pyrolytic self-cleaning wall oven (installed as part of the kitchen upgrade) and rangehood
LAUNDRY	In garage
HEATING	x3 heat pumps located in the lounge, master bedroom and spare bedroom, installed approximately 3–4 years ago, complemented by a SmartVent ventilation system
INSULATION	Pink Batts ceiling insulation (approximately 150mm thick) and Pink Batts insulation in exterior walls
WATER HEATING	Electric hot water cylinder, replaced late 2025
POWER	New swtichboard installed late 2025
LIGHTS	LED lighting retrofitted throughout most of the home approximately five years ago
ROOF	Metal tile

KEY PROPERTY DETAILS

JOINERY	Single-glazed aluminium
CLADDING	Brick and plaster over fibre cement sheet. The exterior was repainted late 2025
FLOOR	Concrete foundation with a combination of carpet, tiles and wood luxury vinyl flooring. Belgotex solution-dyed nylon carpet was installed approximately five years ago and carries a lifetime guarantee. Wood luxury vinyl flooring was installed as part of the kitchen upgrade
DRAPES	Thermal
SHED	7m x 6m built by Totalspan with power supply (refer to Disclosures below)
GARDEN SHEDS	x2 garden sheds, with the larger shed having power and lighting. Ideal as a hobby space or small workshop
PADDOCKS	x2, each serviced by a ballcock water trough supplied by the farm water
WATER SOURCE	Rainwater collected from the house roof to a 25,000L tank, fitted with a pump and filter. The tank features a self-cleaning system with overflow drawn from the bottom. The tank was last cleaned approximately 7-years ago, prior to the installation of the self-cleaning system. Shed roof runoff is directed to stormwater. A 100,000L farm water allowance is included, with additional usage charged at a small rate and metered separately
WASTE	Clean Stream septic system. The air pump and water pump were replaced in late winter 2026, with the system serviced at the same time. Annual servicing is required, with filters recommended to be cleaned monthly
INTERNET	ADSL

ADDITIONAL FEATURES

- Close to everyday amenities Maunu Village offers including local cafés and shops, while nearby Maunu Primary School and Pompallier Catholic College provide schooling options. Golf and tennis facilities, Barge Showgrounds and Kiwi North Heritage Park are all within easy reach. Whangarei Hospital and the CBD are also conveniently accessible
- The neighbouring property currently grazes the land, with the neighbour happy to continue this arrangement
- Retractable clothesline in the garage, plus an additional outdoor clothesline
- Partial post-and-rail fencing
- Raised vegetable beds and a home orchard with a variety of fruit trees
- Concrete patio beside the lounge with an outdoor spa power outlet
- Attic stairs in the garage provide access to generous ceiling storage space, with spare flooring planks and carpet pieces also stored above

MAUNU ESTATE - RESIDENTS ASSOCIATION

- **Annual fees:** Approximately $1600, covering the maintenance of the entrance gate and power, roads, and common areas, including road verge mowing, spraying, tree maintenance, and the lake
- **Community facilities:** Residents have access to shared facilities, including a woolshed, cattle yards, and lake
- **Governance:** An annual general meeting (AGM) is held each year
- **Shareholding:** Ownership will include a shareholding in Maunu Estate
- **Secretary:** Paula Matich

CHATTELS

- Auto garage door + x2 remotes
- Window treatments
- Clothesline x2
- Dishwasher (Westinghouse)
- Electric cooktop (Fisher & Paykel)
- Wall oven (Samsung)
- Rangehood
- Extractor fans x2
- Fixed floor coverings
- Garden sheds x2
- Heated towel rails x2
- Heat pumps x3
- SmartVent system
- Light fittings
- Smoke detectors
- Water pump & filter
- TV aerial
- Satellite dish
- Estate electric gate remotes x2
- Electric fence unit (in pump cupboard next to water tank)

DISCLOSURES

- Council has granted an exemption from the requirement to obtain building consent for the shed, in accordance with Schedule 1 of the Building Act 2004 (refer to Property Disclosure & Acknowlegments document)
- Power to the shed is supplied from the house via a lead running through underground conduit approximately 600mm below ground. This installation is not consented.

PHOTO GALLERY





































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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
SOURCE: gismaps.wdc.govt.nz



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.

NOTES

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