

PROPERTY BROCHURE

307 Whananaki North Road, OPUAWHANGA



Jenny Martin

022 479 5738
jenny@dwellre.co.nz
dwellre.co.nz

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REAL ESTATE




ve outline only







Peaceful Northland Living at 307 Whananaki North Road

307 Whananaki North Road, OPUAWHANGA

2 Bedrooms
plus sleepout

2 Bathrooms

6 Parking
Single Garaging

90m2

1.504ha

Welcome to semi-rural paradise!

Discover the potential of this two-bedroom plus sleepout, two-bathroom home at 307 Whananaki North Road. With a practical layout and one generous living area, it offers a comfortable base for relaxed Northland living.

The home includes one ensuite, adding everyday convenience, while the free standing garage (not consented) provides either secure parking or storage. There is also plenty of carparking space, ideal for accommodating guests, vehicles or recreational equipment.

Positioned in the sought-after Whananaki North area, this property presents an appealing opportunity for buyers seeking a home in a peaceful Northland setting. Inspect and imagine the possibilities for yourself.

To buy your dream lifestyle property without breaking the bank, contact Jenny Martin at Dwell Real Estate to organise your private viewing (no open homes)

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sales and particulars

LEGALS & CONSTRUCTION

Land area	1.504ha
Floor area	90m2
Tenure	Freehold title
Rateable value	$760,000
Land value	$355,000
Improvements value	$405,000
Rates	$2,808.28
Council zone	Rural - Lifestyle Improved
Technical Category	LI199B
School Zoning	Hikurangi primary, Kamo intermediate/ High school
Year built	1995 - Code compliance issued 2000
Exterior	Curved zincalume colour steel - round half barn. See LIM for detailed house plan
Roof	Long run iron. See LIM for detailed house plan

CHATTELS

Window treatments, double dishwasher, oven, cooktop, rangehood, extractor fan, fridge freezer/water and ice maker, fixed floor coverings, fireplace (permitted), light fittings, smoke detectors, 7.2mx4.8m open shed/tack room

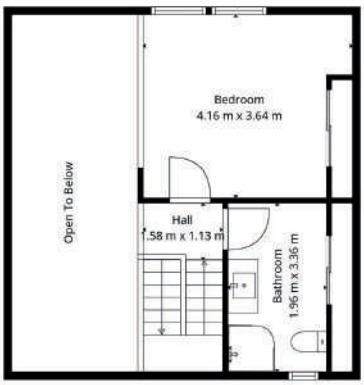
DISCLOSURES

- 1 element (right front) on cooktop isnt working
- Piece of deck by kitchen has dry rot. New bannister piece has been replaced
- Sleepout has been given a permit exemption - see LIM.
- Bathroom ensuite has had gib replaced and resealed
- Insulation in ensuite replaced
- There has been some previous flooding down in the flat area - neighbouring property has now repaired floodgate
- Upstairs window in master bedroom was replaced 3 years ago as it was leaking - insurance claim
- Current insurance claim in for kitchen cupboard repair

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1st Floor



2nd Floor

Measurements Are Deemed Highly Reliable, But Not Guaranteed Accurate.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General of Land

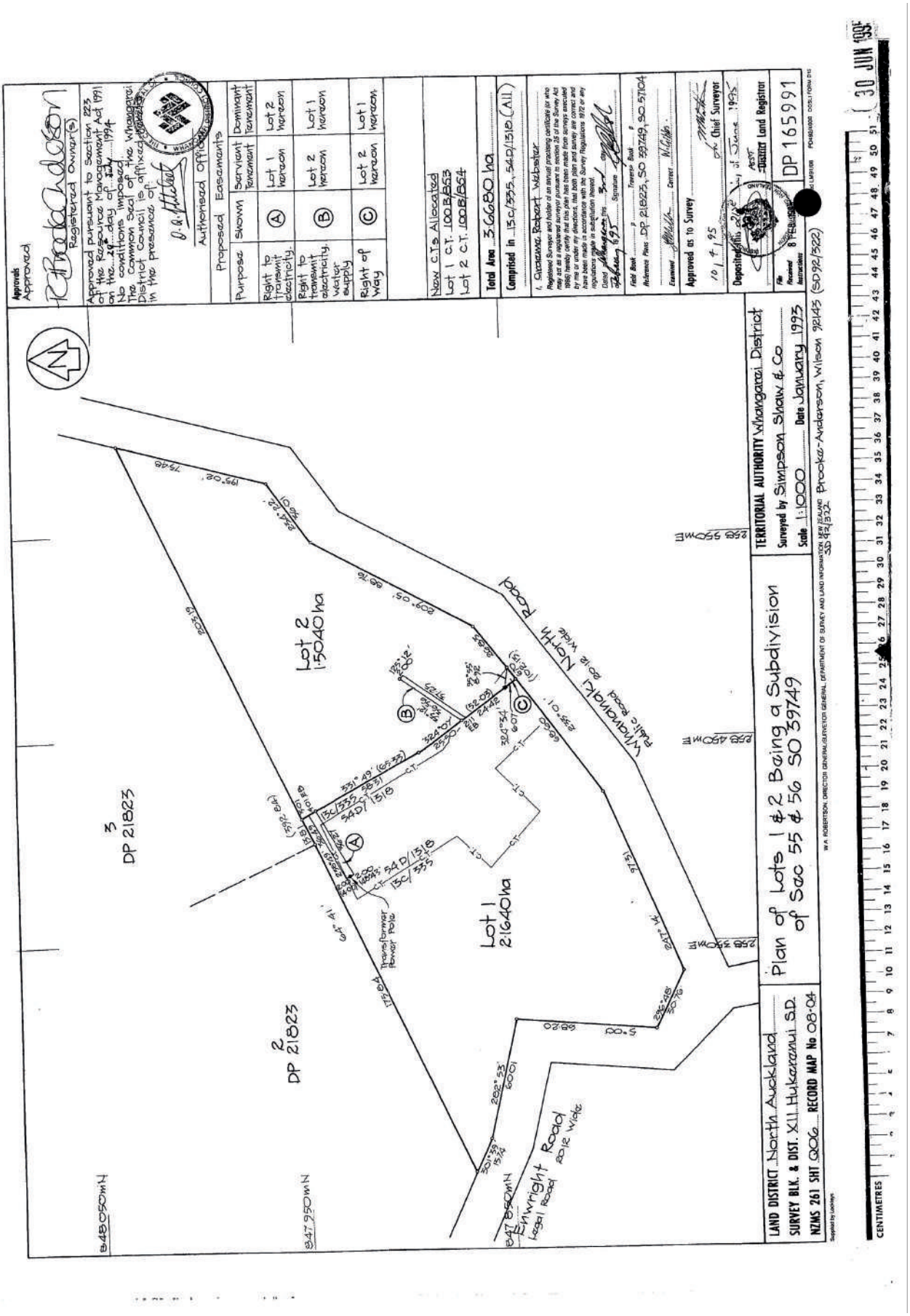
Identifier **NA100B/854**
Land Registration District **North Auckland**
Date Issued 21 June 1995

Prior References
NA13C/335 NA54D/1318

Estate Fee Simple
Area 1.5040 hectares more or less
Legal Description Lot 2 Deposited Plan 165991
Registered Owners
Avon Paul Gledhill as to a 1/2 share
Sharon Patricia Wyatt as to a 1/2 share

Interests
Subject to Section 59 Land Act 1948 (affects part formerly CT NA13C/335)

Subject to Section 8 Mining Act 1971 (affects part formerly CT NA54D/1318)
Subject to Section 168A Coal Mines Act 1925 (affects part formerly CT NA54D/1318)
Subject to a right of way over part marked C and a right to transmit electricity and to a water supply right over part marked B on DP 165991 specified in Easement Certificate C856486.2 - 21.6.1995 at 12.38 pm
Appurtenant hereto is a right to transmit electricity specified in Easement Certificate C856486.2 - 21.6.1995 at 12.38 pm
11419079.3 Mortgage to Westpac New Zealand Limited - 3.5.2019 at 4:34 pm


Approved
Registered Owner(s)
Approved pursuant to Section 225 of the Resource Management Act 1991 on the 29th day of July 1994
No conditions imposed
The Common Seal of the Whangarei District Council is affixed hereto in the presence of:
Authorised Officer
Proposed Easements
Purpose | Shown | Servient Tenement | Dominant Tenement
Right to transmit electricity | A | Lot 1 Hereon | Lot 2 Hereon
Right to transmit electricity, water supply | B | Lot 2 Hereon | Lot 1 Hereon
Right of Way | C | Lot 2 Hereon | Lot 1 Hereon
New C.T.s Allocated
Lot 1 C.T. 100B/853
Lot 2 C.T. 100B/854
Total Area 3.6680 ha
Comprised in 15C/335, 54D/1518 (All)
I, Suzanne Robert Webster
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 55 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with Survey Regulations 1972 or any regulations made in substitution thereof.
Dated 19th day of May 1995 Signature
Field Book P Traverse Book P
Reference Plans DP 21823, SO 39749, SO 57104
Examined Correct
Approved as to Survey 10/7/95 Chief Surveyor
Deposited this 22nd day of June 1995 Acting District Land Registrar
File Received 8 FEBRUARY 1995 Instructions
DP 165991
TERRITORIAL AUTHORITY Whangarei District
Surveyed by Simpson Shaw & Co
Scale 1:1000 Date January 1995
Plan of Lots 1 & 2 Being a Subdivision of Sec 55 & 56 SO 39749
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XII Hukerenui S.D.
NZMS 261 SHT QQ06 RECORD MAP No 08-04
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND
SD 92/322 Brooks-Anderson, Wilson 92143 (SD92/322)
Lot 2 1.5040 ha
Lot 1 2.1640 ha
DP 21823
Whangarai North Road
Public road 20.12 wide
Emwright Road
Local road 20.12 wide
Transformer Power Pole
CENTIMETRES
30 JUN 1995



Jenny Martin

Real Estate Specialist & Property Matchmaker
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With over a decade of proven success selling over 500 properties across Whangarei, I am proud to introduce Dwell Real Estate; a boutique, bespoke agency powered by genuine connection and modern strategy.

I understand that your home represents more than just an investment; it's where your life unfolds. I am vendor focused, I will listen to your needs and work with you every step of the way. I treat every property as if it were my own, combining local knowledge, strategic marketing, and genuine care to achieve exceptional results.

When you work with me, you get experience, honesty, and results that speak for themselves. Let's position your property to shine because your home deserves to stand out in the market.

If you are considering selling, I would love to chat.

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