PROPERTY BROCHURE



25 TAVINOR ROAD, OTAIKA

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE

25 TAVINOR ROAD, OTAIKA

A MODERN COUNTRY ROMANCE...



4.2680 HA	199 SQM	5	2	3	3

DEADLINE SALE
11PM 9 DECEMBER 2026 (PRIOR OFFERS CONSIDERED)

Beautiful bones. A confident eye. An altogether more stylish take on country living. Set on 4.2680 hectares (more or less), this renovated villa blends its romantic character with a fresh, contemporary aesthetic.

An extensive, architecturally designed renovation has brought new life to the villa while preserving its original character. Reconfigured kitchen and living spaces create a more open, connected home for family living, with thoughtful upgrades throughout.

Inside, the palette is restrained and the details expressive. Warm native timber floors meet crisp white walls, coloured glass catches the light, and high ceilings give the rooms an elegant scale. In the kitchen, tailored cabinetry, patterned tiles and a generous range cooker bring a modern perspective to country tradition.

Five bedrooms and two bathrooms, including an ensuite, separate powder room and walk-in-wardrobe, accommodate family and guests, while a separate formal lounge provides an intimate setting for evenings away from the main living spaces.



French doors stand open to wide, sunny verandahs. Beyond, a large deck invites a long table, good company and unhurried afternoons overlooking the countryside. It's a home that wears its elegance lightly.

English cottage gardens soften the setting, with reclaimed brick pathways and raised vegetable beds adding the pleasure of picking fresh for the table. Beyond the gardens, three paddocks of flat to gently rolling land are ideal for grazing stock or keeping horses. A double garage plus carport, separate shed and stockyards support life on the land, while a disused horse arena offers further possibilities for those with equestrian interests.

KEY PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 2 Deposited Plan 191625 shown on CT NA121A/570
CV	$850,000
RATES	$3,242.60
DATE BUILT	1910s
ZONING	Rural production zone
LAND AREA	4.2680ha (more or less)
FLOOR AREA	199sqm (more or less)
BEDROOMS	Five
BATHROOMS	Two including a master ensuite
SEPARATE TOILETS	One
LIVING AREAS	Two
PARKING	Double garage plus carport Circular driveway and abundant off street parking
KITCHEN	New in 2024
KITCHEN APPLIANCES	Smeg 900mm oven, engineered quartz benchtops, Panasonic dishwasher
LAUNDRY	New in 2025
HEATING	Two heatpumps one in hallway and one in the family room
INSULATION	Ceilings and underfloor
WATER HEATING	Electric hotwater cylinder
ROOF	Replaced in October 2025. Colorsteel Maxx
JOINERY	Timber
CLADDING	Kauri weatherboard
FOUNDATION	Piles
FLOOR	Native timber floors
WATER SOURCE	Roof collection into 2x 23,000L concrete water tanks and overflow into a smaller plastic tank
WASTE	Septic - Serviced in 2022
INTERNET	Starlink

ADDITIONAL DETAILS

- Six raised vegatable beds to stay
- English country style garden
- Chicken coop will not remain
- Hay/ implement shed perfect for storing ride on mower
- Paddocks currently grazed by Tavinor Farms, they supply the water, fix fences, fertiliser and spray
- Disused horse arena or flat site for shed or second dwelling
- CCC issued for completed work
- Home was relocated in 1997
- Home was repiled and rewired pior to purchasing
- Renovations began in July 2023
- Architecturally designed reconfiguration of the kitchen and living areas to create a more functional family living environment.
- New kitchen, upgraded bathrooms, new laundry and walk in wardrobe.
- New roof with additional ceiling insulation.
- Complete interior and exterior repaint.
- Polished timber floors, new woolen carpets and custom curtains.
- New decks, verandah steps and baseboards.
- Landscaped gardens, including raised vegetable gardens, reclaimed brick pathways and upgraded drainage.
- Two plum trees & a lemon tree

CHATTELS

- Auto garage door + 2x remotes
- Window treatments in bedrooms
- Garden shed
- Heated towel rails x2
- Heat pumps x2 + 2 remotes
- Heat transfer system - disconnected but functional
- Light fittings
- Rangehood
- Dishwasher
- Electric 900mm Smeg stove with ceramic top
- Extractor fans x3
- Fixed floor coverings
- Smoke detectors
- Water pump
- 2x Concrete troughs

THE HISTORY

This villa is called ‘Kowhai Cottage’, here’s some background information about it’s history in which it served the Whangarei community as part of the Whangarei hospital.

1919 - The villa was named ‘Mann Estate’

1929 - The hospital bought ‘Mann Estate’, it was located between Hospital Road and West End Avenue, it was used as an old mens home

1941 - For about a decade and half, the house was used as staff accommodation, first for maids and then for nurses

1955 - It reverted back to being an old mens home and acquired the name ‘Kowhai Cottage’ at the request of Matron Hawken

1974 - Child Health Care Centre opened in Kowhai Cottage. Elderly residents left Kowhai Cottage for old people’s homes and it became the on-site base for the Child Health Clinic

1994 - Building consent issused to relocate dwelling to Tavinor Road, code of compliance certificate May 1997

Present - The Villa is located in Tavinor Road, Otaika Valley. The villa, rich in Whangarei history, is now a gorgeous family home







DEADLINE SALE

How does a Deadline Sale work?

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

What is a multiple offer?

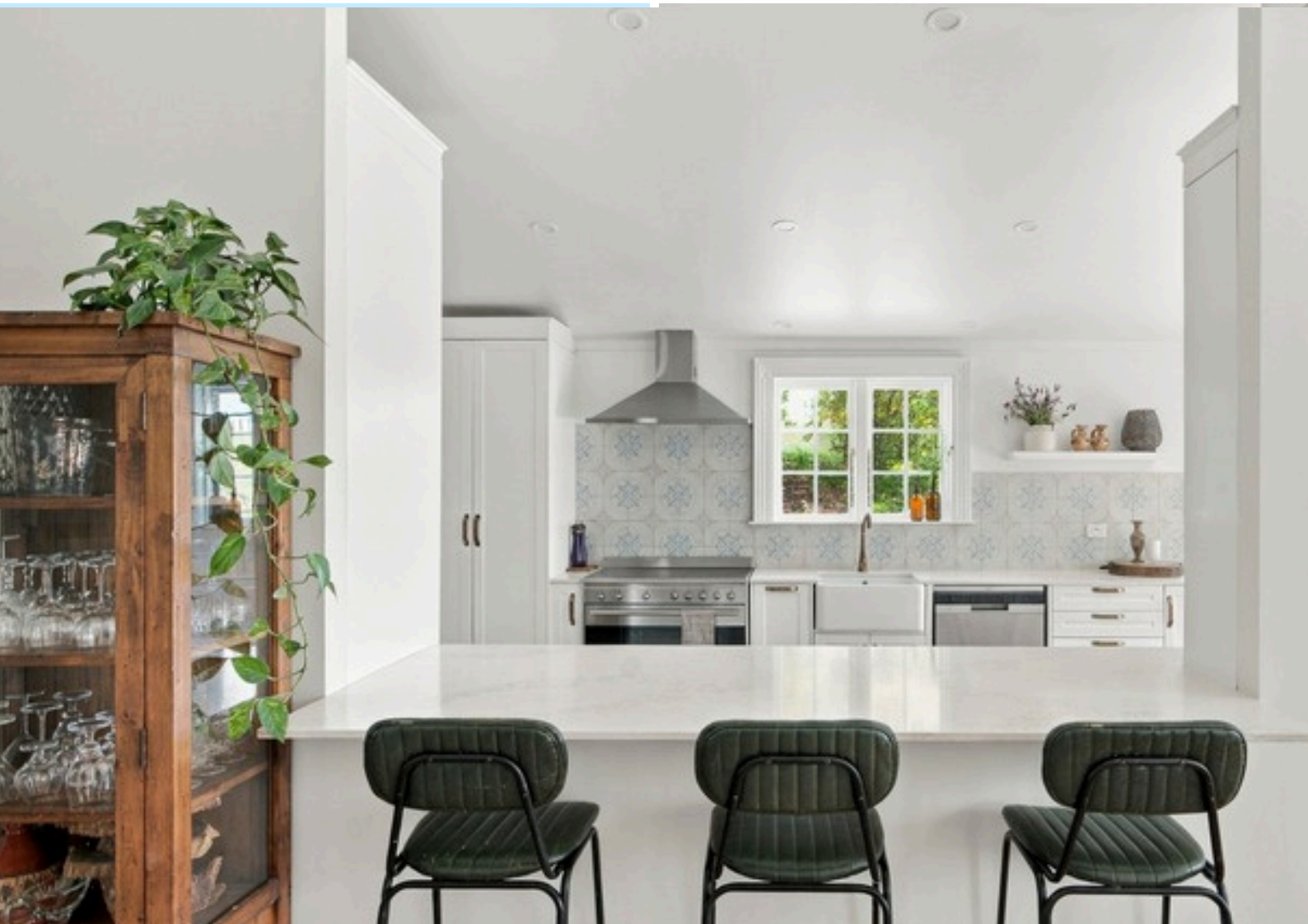
A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer—excluding others from further negotiation.

What does "unless sold prior" mean?

When a Deadline Sale is advertised with "unless sold prior," it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to "Price by Negotiation" while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.

PHOTO GALLERY



















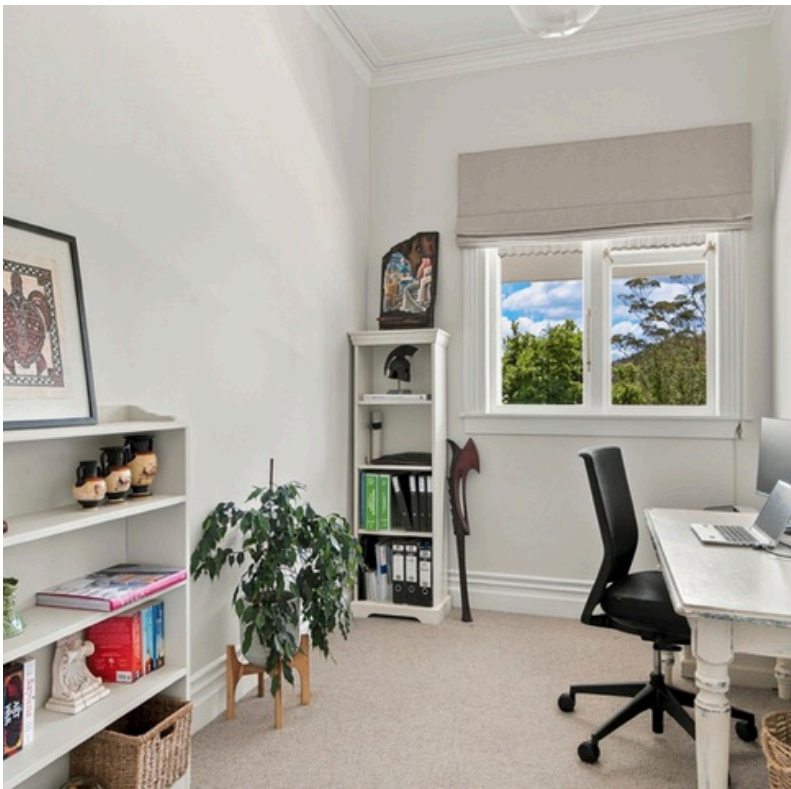


























> Beyond the gardens, three paddocks of flat to gently rolling land are ideal for grazing stock or keeping horses.









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.

OWN
REAL ESTATE



SUE MAICH
021793822 | sue@ownrealestate.co.nz

DAMIEN DAVIS
021387345 | damien@ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008