



BAYLEYS

PROPERTYVIEW



Onetangi 73 The Strand

Beachfront bliss

This exclusive property presents a rare chance to embrace the essence of paradise in a well-maintained, four-bedroom residence that seamlessly blends coastal living with comfort. Set on a flat 809 sqm residential site with beautiful sand and water views. Off-street parking, suitable for both cars and maritime enthusiasts, complements the convenience of a double garage, ensuring additional storage space. The property boasts abundant water with a convenient onsite water bore, ensuring a reliable and sustainable water supply. This property has been a cherished family haven, offering a retreat by the sea.

4 1 2 2 1

For Sale Tender (unless sold prior)  
3pm, Wed 27 Mar 2024  
View By appointment  
Mana Tahapehi 027 566 0079  
mana.tahapehi@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008





Waiheke Island 93 Hunterville Road

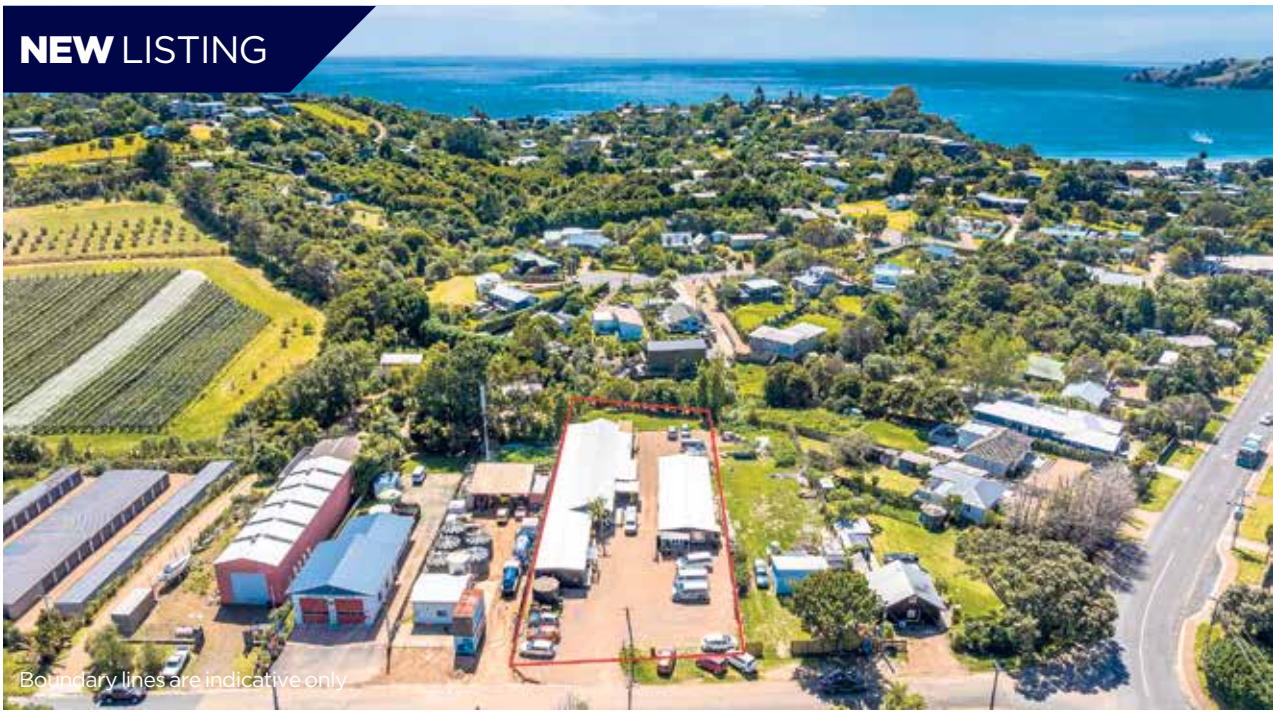
Secluded waterfront paradise

Welcome to 93 Hunterville Road, Orapiu – a hidden gem waiting to be transformed into your dream island getaway. This unique residential section boasts a prime waterfront position at the end of Hunterville Road accessed through a gated entrance, offering unparalleled seclusion and breathtaking views over Pearl Bay. Situated on a generous 1644 sqm residential area on the peninsula, this property is truly an absolute hideaway. A designated area on the edge of Jacks Bush Reserve allows for close parking of the car and/or boat with a short walk to access the property. Whether you’re a water sports enthusiast or simply seeking tranquility, this location has it all. Only a short walk away lies Otakawhe Beach, inviting you for a refreshing swim or a leisurely stroll along the pristine shoreline. For those seeking adventure, continue on to Orapiu Wharf and discover the charm of the surrounding area. Pearl Bay itself is a well-kept secret of Waiheke and awaits your arrival

bayleys.co.nz/2156353

1,644 sqm

Asking Price \$425,000  
View by appointment  
Mark Spitz 027 442 1295  
mark.spitz@bayleys.co.nz  
Oliver Meadows 021 518 884  
oliver.meadows@bayleys.co.nz  
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Onetangi 4 and 4a Totara Road

Multi-tenanted opportunity

Nestled on a large, mostly flat 2504 sqm (more or less) site, these commercial/industrial zoned properties are home to two buildings encompassing a total of 644 sqm (more or less) of versatile space. Currently housing nine quality tenants, the properties boast a total annual income of \$182,263.00, making them a lucrative and reliable investment. The diverse mix of commercial and residential rentals within the two buildings ensures a stable and balanced revenue stream.

Situated in the heart of Onetangi, the properties stand out as a strategic choice for investors seeking a tenanted investment opportunity. With easy access and a large number of off-street parks, convenience is paramount for both tenants and visitors. There is potential for further development, with the possibility of division into two titles for which planning consent documentation has already been prepared and available on request.

bayleys.co.nz/2156363

2,504 sqm 644 sqm

Tender (unless sold prior) Closing 3pm, Tue 9 Apr 2024  
145 Ocean View Road, Oneroa, Waiheke Island  
View by appointment  
Mana Tahapehi 027 566 0079  
mana.tahapehi@bayleys.co.nz  
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Surfdale 9 Hamilton Road

Beach, cafes, shops so handy!

Elegance & charm greet you on entering this 3-bedroom home, conveniently located just a few minutes walk from village amenities and the water's edge. A large conservatory and generous deck area plus a cute shade house in the landscaped gardens add to the features of this lovingly presented home. The open home-plan living is bathed in light with views across the strait to the mainland.

bayleys.co.nz/2156392

855sqm 3 1 1

**Price by Negotiation**

**View** Sat 11am-12pm or by appointment

**Bill Ryan** 027 270 9383

bill.ryan@bayleys.co.nz

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Oneroa 5 Korora Road

King of the Castle

Sitting atop Oneroa Village, you would be hard pressed to find a better location. Walk in, sink yourself into the couch, kick your feet up and flick on the TV because with this sweet 1970's beauty there is nothing that you need to do. If you do feel yourself being pulled towards the tools, this site could be transformed into something truly spectacular. With a nearly completely flat front lawn for the little ones to run around while friends and family crowd on the back deck with the BBQ roaring and a glass of Waiheke wine in hand, afternoon gatherings at yours will be the highlight of many of your guests' summers. Take advantage of the garage! It is big enough to fit a car or a small boat/jetski and has plenty of storage in the mezzanine area. Take on those projects you've been wanting to tackle! With three boat ramps moments away, you are likely to spend your fair share of time on the water. Matiatia Ferry Terminal is less than a three-minute drive down the road.

bayleys.co.nz/2156245

2 1 1 1 2

**Auction (unless sold prior)** 2pm, Wed 27 Mar 2024

Bayleys House, 30 Gaunt Street, Auckland Central

**View** Sat/Sun 12.30-1pm

**Oliver Meadows** 021 518 884

oliver.meadows@bayleys.co.nz

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FINAL NOTICE



Oneroa 16 Hekerua Road

Nostalgic charm

This charming property has been adored since 1986 by its current family and offers a world of potential for its next owner. From its picturesque setting to its delightful retro features, this much-loved home presents a unique opportunity to create your dream lifestyle. Step inside this three-bedroom, one-bathroom home and be greeted by the nostalgic charm of its original 1960s interior. While the property could benefit from a modern touch, its timeless appeal and solid structure provide the perfect canvas for your creative vision. The single garage and off-street parking for two cars, along with room for the boat, cater to your practical needs easily. Situated on a generous 938 sqm residential section, the property boasts a large sunny site with lovely grounds that offer ample space for relaxation and outdoor activities. Whether you choose to enjoy the property as is or embark on a renovation journey, the possibilities are endless.

bayleys.co.nz/2156348

3 1 1 1 2

**Auction (unless sold prior)** 2pm, Wed 20 Mar 2024  
Bayleys House, 30 Gaunt Street, Auckland Central  
**View** Sat/Sun 11-11.30am or by appointment  
**Mana Tahapehi** 027 566 0079  
mana.tahapehi@bayleys.co.nz  
**Jacob Heatley-Adams** 027 329 7382  
jacob.heatleyadams@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Ostend 53 Crescent Road West

Natures embrace

This delightful property offers a perfect blend of comfort and practicality, making it an ideal place to call home or an investment opportunity. Step into the light-filled interiors of this home and be greeted by an open plan kitchen and dining area that seamlessly flows into a spacious lounge featuring a cosy woodburner - perfect for those chilly evenings. The high ceilings create a sense of space and airiness throughout. The kitchen is equipped with a breakfast bar, ample bench space, and storage, catering to all your culinary needs. Boasting three generously sized bedrooms, including a master bedroom that opens out to a deck, this home offers ample space for relaxation and privacy. The bathroom features a bath and a separate shower, providing convenience for daily routines. Outside, a deck off the lounge overlooks a peaceful bush setting, inviting you to unwind and enjoy the abundant birdlife that graces the area.

bayleys.co.nz/2156362

3 1 1 2 2

**Price by Negotiation**  
**View** by appointment  
**Florencia Pillado** 021 0476 202  
florencia.pillado@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008





75 Onetangi Road **Onetangi**



section

**BARE LAND WITH DRIVEWAY - EVEN A LETTER BOX READY FOR YOU!**

Some land on Waiheke is just extra special. This 1006m2 section is north-facing and private. Between the house site and the road is a veritable private reserve of the most splendid bush you could hope for, but that's across the already installed ROW paved driveway. Build site is above the bush in the grassy area, on a gentle slope. Vendor has a Septic Report showing it's a 2 bedroom site as well as a concept idea for a very special minimal footprint design, but this may also be an ideal site for rolling on a Tiny Home. From this location, you have safe walking to Onetangi Beach. CV \$400,000, but likely you will consider it better than that.

**for sale** Price by Negotiation  
**view** Call Tom for more details  
**details** 1006m2 section | Close to bus stop  
[waihekerealestate.co.nz](http://waihekerealestate.co.nz) | Waiheke Real Estate Limited Licensed (REAA 2008)

**Tom Hughes**  
**021 354 531**



1B Erua Roa **Ostend**



section

**EXCEPTIONAL BLOCK OF LAND**

This property offers the ultimate blend of convenience and natural beauty. Prepare to be captivated by the breathtaking western sea views that this 8172m2 Rural Zoned land proudly showcases. Create your dream home (and maybe Visitor Facilities as well) and indulge in the mesmerizing views over Putiki Bay, while the sun sets over Auckland City in the distance. With a street frontage that leads directly to the Onetangi to Matiatia bus stop, you and your guest's transportation is just 100m away, connecting you effortlessly to the rest of the island. Don't miss this unique opportunity to secure your own piece of paradise.

**for sale** \$1,099,000  
**view** Call Tom for more details  
**details** 8172m2 section | Rural Zone | Close to bus stop  
[waihekerealestate.co.nz](http://waihekerealestate.co.nz) | Waiheke Real Estate Limited Licensed (REAA 2008)

**Tom Hughes**  
**021 354 531**



19 Ridge Road **Oneroa**



**CHARMING ONEROA HOME WITH SEPARATE STUDIO**

Relish the privacy of your own retreat while still being a leisurely walk to the vibrant energy of Oneroa Village and pristine Oneroa Beaches, enjoy the convenience of being just up the hill from the Matiatia ferries. The location is simply fantastic! This 2-bedroom, character Mudbrick home awaits you. Thoughtfully designed and low maintenance, offering a perfect blend of practicality and style. From the rustic warmth of the interior, connecting you to the courtyard and covered patio areas. Expand your possibilities with the separate office/studio featuring three rooms and its own bathroom. Make the most of this sunny 1,298 sqm (+-) section, enjoy harvesting from the expansive fruit forest and growing your own vegetables - this property just keeps on giving. If you're searching for a unique lifestyle then this property is a must view.

**for sale** Price by Negotiation  
**view** Call Hayden to arrange a private viewing  
[waihekerealestate.co.nz](http://waihekerealestate.co.nz) | Waiheke Real Estate Limited Licensed (REAA 2008)



**Hayden Ringrose**  
LICENSEE SALESPERSON  
**021 590 668**





RayWhite



# Auction This Saturday

47 Hamilton Road, **Surdale**

1151 Square Metres ↗

DECEASED ESTATE - A window seat, a pot belly wood burner, and a large kitchen/dining room flowing out to the north-facing backyard give this sun-lit cottage a character all its own. A large flat section gives it heaps of potential. And the location close to public transport makes this property a real find. This little house would make a neat first home, a laid-back bach, a weekend getaway or a really good rental. If you're looking for any of those on Waiheke, this place is well worth a look.

**Auction**  
12:00pm, Saturday 16 March  
On site (unless sold prior)

**View**  
Saturday from 11:30am



**Matthew Smith**  
021 924 435



**Shelley Dewar**  
021 190 1344  
**PREMIER**  
MEMBER 18-19

PROUDLY **RAY WHITE**  
**rwwaiheke.co.nz/WAI30330**

Waiheke Real Estate Limited Licensed (REAA 2008)







Magical - 45 Victoria Road South, **Onetangi**

3 3 2+ 970 m<sup>2</sup>

Vendor must sell. This magical, stylishly renovated home with beautiful views over Onetangi beach combines spaciousness with total privacy. The expansive open-plan living and dining areas and both main bedrooms all have floor-to-ceiling bifolds that bring the sea and bush vista within your touch, and open seamlessly onto a sweeping deck for outdoor entertaining, sunbathing, or stargazing. The self-contained downstairs bedroom and living area is ideal for guests, office, or rented as Airbnb.

PROUDLY **RAY WHITE**  
**rwwaiheke.co.nz/WAI30339**

Waiheke Real Estate Limited Licensed (REAA 2008)

**For Sale**  
\$2,750,000

**View**  
Saturday & Sunday  
11:00am - 11:30am  
or by appointment



**Helen Cusworth**  
022 036 1844



**Harry Howe**  
021 0278 1618



**Market Intelligence**  
Uncompromising Service







New Listing

7 Blake Street, **Surfdale**

2 1

Enter this tranquil haven with natural light and polished wood floors, creating a warm ambiance. Enjoy morning coffee or gatherings in inviting spaces surrounded by flat lawns and gardens. Conveniently located near the beach, Surfdale village, and boat ramps, this classic bungalow offers charm and potential for leisure. Contact me to view and make this delightful property your own.

**Auction**  
1:00pm, Sunday 7 April  
(unless sold prior)

**View**  
By Appointment



**Helen Cusworth**  
022 036 1844

PROUDLY **RAY WHITE**  
**rwwaiheke.co.nz/WAI30342**  
Waiheke Real Estate Limited Licensed (REAA 2008)







32 Omiha Road, **Omiha**

3 1

Step into a 1940s Kiwi home on 1,998 sqm, with panoramic city and seascape views. Private pathway leads to a secluded bay with boat shed for aquatic fun. Family-owned since 1963, ripe for rejuvenation. Bonus storage room offers conversion potential for office or bunkroom. Tranquil haven promises a unique holiday lifestyle.

**Tender**  
Closes 4:00pm,  
Thursday 11 April  
(unless sold prior)

**View**  
By Appointment



**Helen Cusworth**  
022 036 1844



**Harry Howe**  
021 0278 1618



**Market Intelligence**  
Uncompromising Service

PROUDLY **RAY WHITE**  
[rwwaiheke.co.nz/WAI30352](http://rwwaiheke.co.nz/WAI30352)  
Waiheke Real Estate Limited Licensed (REAA 2008)





FOR SALE



Ostend

56 Bay Road CARTER'S PLACE

Located right between the golden sands of Palm Beach and Ostend's vibrant village hub is Carters Place. A private spot in the sun to run and roll around on all day long. The grounds are magnificent. Park Like. The home opens directly onto the manicured lawns and have seamless interaction with them. You're not within the bush, you're gazing across your paradise parkland to it. It cuddles the boundary keeping you safe, totally private yet drenched in sun all day long. Renovated to a very high standard by the current happy owners, under the supervision of Carter of course as he sat in his porch swing enjoying the glorious sound of birdsong. The north-west facing aspect allows for outdoor living all year round. It has been positioned to bathe in the sun at all times of day. From the first cup of coffee on the deck beside the kitchen diner, to your first glass of wine as the sun says goodnight after a hard days work. The home is unpretentious yet utterly sophisticated. Three bedrooms and a family bathroom in the upper level. Ideal separation between Carter at one end and his noisy parents at the end. A 'God's Send' he tells us (Through his mashed banana). Then, the lower level provides an additional rumpus space with bathroom, all recently updated.

3



2



3



1



**For Sale** Deadline sale closes 5pm Wednesday 3rd April 2024 (unless sold prior)  
**View** Sat 2-2:30pm or By appointment  
**Contact**  
**Tobias Roebuck-Ward** 021 799 442  
tobias@waihekehomes.com  
**Brad Roebuck-Ward** 021 766 180  
brad@waihekehomes.com



FINAL NOTICE



Oneroa

27 Hauraki Road NORTHSIDE BABY!

There's a reason why properties on the North side of Waiheke are in demand and this property just goes to prove it. Beautiful views over Hekerua, Sandy and Oneroa Bays, watch the boats come in and out, or the cruise ships and sail boats float past onto their next destination. The beautiful green islands in the distance, Rakino, Little and Great Barrier islands, surrounded by the teal and twinkly ocean. Nighttime brings a sea of lights, especially on a weekend. There are three bedrooms and all are a good size, the master especially with even a peep of the Sky tower and views back to Auckland through the large west facing window. There is a large bathroom, plus separate toilet. This kitchen is a galley style and leads from the hall way through to the dining area.

A large open plan lounge living and dining area opening to the large north facing deck. Downstairs is the main entry with laundry tucked off to the side.

The house is elevated which affords these big expansive sea views, pop you self on a comfy sofa and soak up the all day sun. This property is absolutely lovely, but with a small renovation you'll have a top north side home. A large flat section with plenty of space for gardens or future development. There's a garage, a car port and opportunity to enclose the downstairs gives this home plenty of possibilities.

Call Tobias or Brad and come along and visit your next northside island home.

3



1



2



1



**For Sale** Deadline sale closing 5pm,  
Tues 19 March (unless sold prior)  
**View** Sat 2-2:30pm or by appointment  
**Contact**

**Brad Roebuck-Ward** 021 766 180  
brad@waihekehomes.com  
**Tobias Roebuck-Ward** 021 799 442  
tobias@waihekehomes.com





Surfdale

2a Fisher Road YOUR HAPPY PLACE

2  1  2 

"Working with Tobias was effortless. From his initial positive appraisal and staging advice to the direction of a video we felt totally delivered what we loved about our home. His title "your happy place" hit the nail on the head and with an almost immediate offer at the top of his appraisal range we were thrilled. He was a pleasure to work with"

Vendor Jessica



FOR SALE



Oneroa

68 Hauraki Road BREATHTAKING PANORAMIC VISTAS

4  3  1  2  2 

This is a fabulous property with almost everything you could wish for. Lets begin with the location. A highly desirable address, with easy access and parking. It is a short stroll to Mawhitipana reserve where a beautiful track leads you to the golden sands of Palm Beach. Enclosure and Sandy bay are within similar proximity and can be accessed via the regenerating native bush of McKenzie reserve. There is a bus stop close by and Oneroa's beaches, shops and ferry are only a few minutes away. At the front of the property is a double garage and flat lawn area leading to the newly painted 4 bed 2 bath house (master en-suite and with underfloor heating)

The living areas have an open plan layout with lounge, dining and kitchen, with wide cafe window opening onto the wraparound deck. The house is north facing so it's perfect for soaking up the sun while you relax on the deck and take in those truly incredible sea views. You can see the Coromandel peninsula, great and little Barrier islands, Rangitoto and many more islands in that sea of endless blue. The cosy lounge has a heatpump and there is a DVS system installed so it's warm and dry when you need it. Downstairs there are 3 good double bedrooms and the whole second floor is dedicated to the master suite with second private lounge or office. The deck leading from the bedroom has epic views. If you thought the views from the living area below were amazing, you will be speechless by now. There is so much to love about this property, you really have to check it out for yourself, so get in touch to arrange a viewing or drop into one of my open homes.

For Sale Deadline sale 4pm Wed 3 April 2024 (unless sold prior)  
View Sat 1-1.45pm or by appointment.  
Contact  
Paul Brisbane 021 942 814  
paul@waihekehomes.com





► Onetangi

21 Te Makiri Road

Enchanting retreat

Escape to paradise at this enchanting Provence style cottage nestled in abundant greenery within walking distance of Onetangi Beach. A true testament to rustic chic, this charming home is a haven of tranquillity, crafted with love using rendered mud bricks and repurposed materials, adding a touch of eco-conscious flair.

Every corner of this beguiling property tells a story of sustainability and craftsmanship, with recycled items finding new life in unique and artistic ways. The property has no CCC and is to be sold as is, where is.



2	1
bedroom	living
1	1419
bathroom	land m <sup>2</sup>

- contact ► Charles Collins - 021 376 095  
charles@kellands.co.nz
- view ► Please phone for viewing times
- online ► Kellands.co.nz/01097
- for sale ► By Negotiation





► Kennedy Point

6 Esslin Road

Picnic in the Bay

Relax on the deck of this sleekly gorgeous, newly built waterfront home, revelling in spectacular sunsets and views over the shimmering water of secluded Picnic Bay.

Dive into the glistening swimming pool on the seawards side of the home or stroll across the lawn and down the steps to an idyllic swimming beach. It's all here to be enjoyed.

Located in an exclusive cul-de-sac minutes from the Kennedy Point ferry and marina, shopping and local vineyards.

This exquisite home is a blissful retreat summer or winter. Come and see for yourself.

3	1	1
bedroom	living	garage
2	1	877
bathroom	pool	land m <sup>2</sup>

- contact

► Cathy Carter - 021 790 168  
cathy@kellands.co.nz
- contact

► Charles Collins - 021 376 095  
charles@kellands.co.nz
- open

► Sat/Sun 12 - 12:45pm
- online

► Kellands.co.nz/01126
- tender

► closes at 12.00pm Wednesday 20 March 2024  
(unless sold prior)







## Oneroa 30 Te Aroha Avenue

### Let New Adventures Begin

Nestled within the serene embrace of Te Aroha Valley lies a picturesque paper road, winding its way through captivating native bush to the tranquil shores of Hekerua Bay. The zig zag path from the bay intersects with Queens Drive. Conversely, the avenue, also known as Don's Track, connects to Karaka Road.

This unique locale holds a special place in the hearts of its resident close-knit community. Homes blend harmoniously with the natural landscape, discreetly nestled along the avenue, many with subtle entry points seamlessly integrated into their surroundings. Amidst this idyllic setting, Number 30 lies midway as a blank canvas, awaiting the realisation of your perfect home sanctuary.

While Te Aroha Avenue properties are accessible solely by foot, both entry points offer convenient proximity to public transport and neighbouring bays.

1,226 m<sup>2</sup>

**For Sale** By Negotiation

**View** By Appointment

[harcourts.co.nz/L26695544](https://harcourts.co.nz/L26695544)



**Karen McMahon**

**M** 027 572 9659 / 09 372 3688

[karen.mcmahon@harcourts.co.nz](mailto:karen.mcmahon@harcourts.co.nz)



**Greg de Marigny**

**M** 021 266 1671

[greg.demarigny@harcourts.co.nz](mailto:greg.demarigny@harcourts.co.nz)



## Surfdale 41 Beresford Avenue

### Redefine Your lifestyle

Behold an elevated 1945m<sup>2</sup> site of gently sloping land with urban, valley and sea views. Beyond the tapered road frontage this uniquely shaped section fans outwards to a private, north face. Adorned with fruiting and flowering plants but no obstructing trees, the expansive width provides endless options for potential home and garden design. Coming and going is a breeze as the driveway runs almost the length of the section.

An original bach onsite has passed its best-before date and is included 'as is, where is'.

Don't merely embark on a project; embrace the chance to redefine your lifestyle.

1,945 m<sup>2</sup>

**For Sale** Deadline Treaty 4th April at 4.00pm (USP)

**View** Sat & Sun 11.45am - 12.30pm

[harcourts.co.nz/L26381276](https://harcourts.co.nz/L26381276)



**Karen McMahon**

**M** 027 572 9659 / 09 372 3688

[karen.mcmahon@harcourts.co.nz](mailto:karen.mcmahon@harcourts.co.nz)



**Greg de Marigny**

**M** 021 266 1671

[greg.demarigny@harcourts.co.nz](mailto:greg.demarigny@harcourts.co.nz)





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## DISCOVER HOW YOU CAN ACHIEVE MORE

If you are considering bringing your Waiheke Island property to the market in 2024, call us today to discuss how we can reach the best local, national and international buyers and help you achieve more.

Nothing compares to local experience, a national network, worldwide reach and extraordinary results.

## CONTACT OUR WAIHEKE OFFICE

151 Oceanview Road Oneroa, Waiheke Island  
+64 9 372 5115 | waiheke@nzsir.com

New Zealand  
**Sotheby's**  
INTERNATIONAL REALTY





# Entry Level Waterfront Magic – Auction

AUCTION SATURDAY 23 MARCH  
OPEN HOME SATURDAY AND SUNDAY 11.00 A.M. – 12.00 P.M.



## 18 Esslin Road, Waiheke island

The immediate waterfront views, barefoot stroll via Esslin Reserve from the property to picturesque Picnic Bay, incredible sheltered subtropical gardens, completely level site and the mid-century design notes of the house all draw you into the magical appeal of 18 Esslin.

The house is spacious and features cork flooring through-out the living, slate flooring in the sun room and stone fireplace all harking to the 70's. It's been an extremely happy family home for over 30 years, the gardens previously loved and featured on garden tours, the glorious pops of deep tropical tones and fragrance a constant reminder of that passion and care. The master with en-suite privately occupies the entire upper level, the ground level consists of generous living, dining, bedroom, sun room, study, studio, family bathroom, laundry and internal access garaging. Designed as an island home with flexibility and proper rooms for hobbies, crafting, art and gathering family. The studio with private entrance, provides a work from home/ meeting clients/ gallery option.

Whether you retain the original features or renovate, you have a level easy access site to do so. Proximity to the local school that caters for years 1 through to 13 is within 500m, the Kennedy Point ferry terminal is within 1km. Life feels gentle and timeless here. Swim, stroll the gardens, harvest banana, macadamia, grapes, plums and your raised vege gardens, then settle in on the porch for a sundowner at the end of day complete with sunset and perhaps a yacht anchored in the bay.

However don't be too lulled - this is waterfront at entry level on Waiheke Island and the executors of the estate have their duty to complete. Auction is set for 23rd March (unless sold prior) CV \$1.6m.

**AUCTION:** 11.00 a.m. Saturday 23 March 2024  
On-Site (unless sold prior)

**VIEW:** [nzsothebysrealty.com/WAG10522](https://nzsothebysrealty.com/WAG10522)  
Open homes from 11.00 a.m. – 12.00 p.m. Saturday 16 and Sunday 17 March 2024 and by Appointment

**LISA HOPEWELL:** +64 27 451 8887  
[lisa.hopewell@nzsir.com](mailto:lisa.hopewell@nzsir.com)





FINAL NOTICE



WAIHEKE ISLAND, 66 Kennedy Point Road

Feels Like Waterworld

You are blissfully enveloped by the gulf at this perfectly private headland paradise. The extensively refurbished, opulent, gated retreat with separate guest accommodation sits proudly on the promontory, with epic vistas from Huruhi Bay to Auckland’s Sky Tower and down the Tamaki Strait. A grand staircase leads to the home’s palatial main floor featuring two luxurious living zones, a formal dining area and plush kitchen with butler’s pantry. There’s a huge bedroom, en-suite, powder room and laundry on this floor with a further substantial bedroom and generous office up the delightful spiral staircase. The massive master suite is a separate, elegant sanctuary. With a wine cellar, double garage, low maintenance grounds and plenty of parking, it’s time to anchor down and enjoy spectacular sunsets over the endless sea.

4 3 4

Floor: 478 sq m Land: 3,968 sq m (more or less)

**TENDER:** Closing 4:00 p.m. Thursday 21 March 2024  
151 Ocean View Road, Oneroa, Waiheke Island

**VIEW:** [nzsothebysrealty.com/WAG10654](https://nzsothebysrealty.com/WAG10654)  
By Appointment

**CATHY CAMERON:** M +64 27 481 3937 D +64 9 372 5115  
[cathy.cameron@nzsir.com](mailto:cathy.cameron@nzsir.com)







OSTEND, 44 View Road

SLASH the C.V by \$400,000

You do the numbers! After twenty plus years of owning the property, the decision has been made, the vendors are relocating off island. This architecturally modern home was ahead of its time when built. 44 View Road ticks a lot boxes - a package that is often sought after however, not readily available. Stunning views, privacy & close to white sands of Palm and Onetangi beach. Be enchanted by the amazing sunsets! Also offering the potential to put your own personal stamp on it with ample level land for future development or to put in a pool if so inclined. Nestled on top of the hill on View Road, where there is a hint in the name of the magnificent outlook of the island and sea beyond from both sides of the home "Views on View". Three double bedrooms, coupled with 2.5 bathrooms will accommodate the family with oversized garage which obviously could hold a couple of cars but also has the potential for many other uses. The home is ready for a new chapter. Come and make 44 View Road your next home. Our highly motivated vendor is eager for results. Join us for a weekend open house viewing or contact Jamie and Simon for a private viewing.

3 2 2

**SET DATE OF SALE:** Closing 2:00 p.m. Wednesday 20 March 2024 (unless sold prior)

**VIEW:** nzsothebysrealty.com/WAG10683  
Open homes from 11:00 - 11:45 a.m. Saturday 16 and Sunday 17 March 2024 and by Appointment

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AUCTION



ONEROA, 6 Wattle Road

Wattle Meets Westmere Worker's Cottage

What'll be - will be - but our owner has bought and must release this sweetest proposition on the upper west-side quiet lanes of Oneroa. Recently rejuvenated in harmony with its authentic self in a nostalgic fashion; Rimu floors exposed and whitened (Scandinavian-style), a fresh and simple kitchen, living space opened-up to streams of morning sun. The classic lay-out offers an entry porch with two bedrooms off a traditional hall, while an upper room (office, guest or other) has its own Juliet balcony and gazes across the neighbourhood to the rolling Coromandel skyline, a blue line and a peep of sea view denoting north and south. The lower deck gives onto a gorgeous old-world lawn. Gentle contour and easy drive-on with room for a boat (or guest caravan, as it happens) Strolling distance to Oneroa village, two beaches, boat launch and Matiatia passenger ferry. Classic Oneroa bach with a heart.

What'll you do if you miss out? What'll you pay for it?

2 1 2

Floor: 79 sq m    Land: 857 sq m (more or less)

**AUCTION:** 10:45 a.m. Sunday 31 March 2024 On-Site (unless sold prior)

**VIEW:** [nzsothebysrealty.com/WAG10692](https://nzsothebysrealty.com/WAG10692)  
10:30 - 11:15 a.m. Saturday 16 and Sunday 17 March 2024 and by Appointment

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NEW LISTING - AUCTION



SURFDALE, 24 Miami Avenue

Sakina's Sanctuary - Deceased Estate

We proudly bring you this glorious, multi-dwelling holding on a near-half-acre, Riparian Surfdale foreshore. Hibiscus and Rose greet you at the gate and a sun-drenched park-like garden leads you to a modern waterfront home, while eyebrow-windowed "Emma-Irene" cottage winks at you on the way past. This total waterfront package exudes a generosity and warmth synonymous with its well-loved owner. Unimpeded, proximate water views stretch out to the Auckland horizon, encompassing the beach and surrounding headland, while formed steps take you to the ebbing tide of the kite-surfing capital of Waiheke. Refreshed, well-cared for, compliant dwellings, each with their own hedged lawns and patios - this presents a startling myriad of options to a new owner in this central Island hub. Positioned well back from the road, all the conveniences of a main route position are enjoyed, while none of its impositions felt.

Efforts and decisions have been made, and this is a joyful call to action for Sakina's last stand.

5 2 5

Floor: 229 sq m Land: 1,644 sq m (more or less)

**AUCTION:** 10:00 a.m. Saturday 6 April 2024 On-Site (unless sold prior)

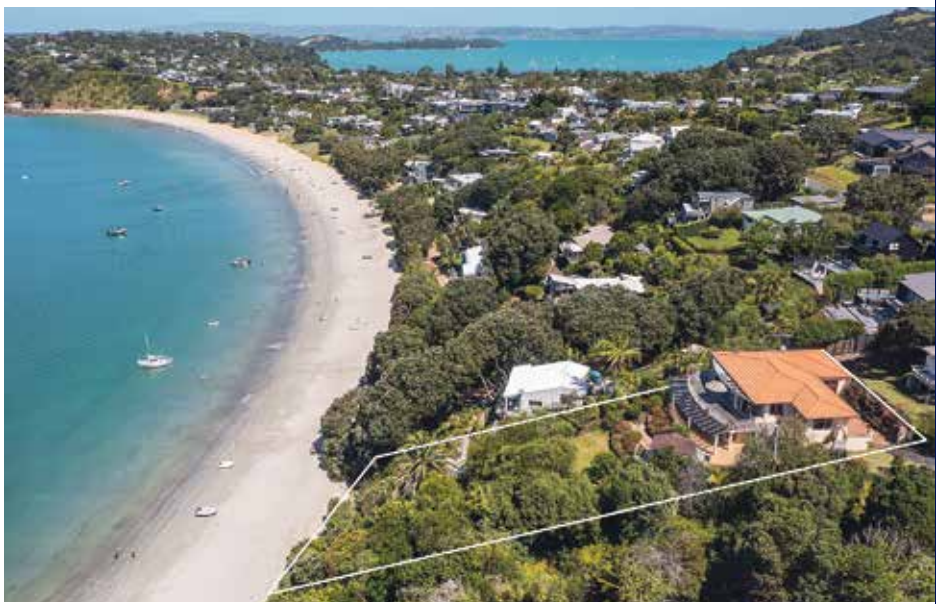
**VIEW:** [nzsothebysrealty.com/WAG10691](https://nzsothebysrealty.com/WAG10691)  
2:30 - 3:15 p.m. Saturday 16 and Sunday 17 March 2024 and by Appointment

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NEW LISTING



ONEROA, WAIHEKE ISLAND, 3A Waikare Road

Waikare-Sur-Mer

Formerly 62 Beach Parade. Absolute waterfront, yet elevated in its own private garden domain at the lazy end of the street. What stands out? The glorious breadth of a quarter acre, protected vistas from a rare un-sequestered position. Sumptuous mature grounds on this sheltered northern side. Here, more than anywhere, you are transported to another time and place. Perhaps a stroll taken, along a coastal road near Cannes, the scent of fig-trees lining a path to the water. There is the fig tree, the scent, the path (directly adjacent), or - create one, from the bottom of your garden onto the sand. Maybe the boat squadron dotted in the bay shifts you to a hot afternoon in Antibes - no - its the Korora Road headland, Coromandel Peninsula, and the pristine Hauraki Gulf that make up the coastal panoply. This solid home once expanded from humble bach to villa, offers two levels each with their own views and independent living, and invites an opportunity for upgrade, renovation or re-model. \* Boundary lines are indicative only. Long settlement respectfully requested,

3 2 3

Floor: 186 sq m Land: 1,138 sq m (more or less)

**AUCTION:** 10:45 a.m. Saturday 30 March 2024 On-Site (unless sold prior)

**VIEW:** [nzsothebysrealty.com/WAG10658](https://nzsothebysrealty.com/WAG10658)  
1:15 - 2:00 p.m. Saturday 16 and Sunday 17 March 2024 and by Appointment

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AUCTION



## Top Ten on 10 Tahatai

### 10 Tahatai Road, Oneroa

One - Nearly a third of an acre freehold with dual street frontage potential at Ridge Road.

Two - Quiet upper west-side Oneroa lane; walk to three beaches, buses, village, Matiatia ferry.

Three - High sparkling water vistas over to Blackpool beach, headlands and boats in the bay.

Four - Gourmet's kitchen and butler's pantry flooded with light in the open-plan living.

Five - A travelling shipwright's handiwork completed with mastery; native Rimu timber floors, balustrade, curved entrance walls, kitchen benchtops.

Six - Sun-soaked northern decks on both levels overlooking a garden oasis, sea and surrounds.

Seven - A waka-shaped garden (who has one of these?) with productive orchard, lush, plentiful.

Eight - Flat drive-on access with a double garage or home gym and copious dinner-party parking.

Nine - A fun street of local personalities, musos and writers - a cool street to say the least.

Ten - An uncomplicated message "we are off, and will throw in kit and kaboodle". Affordability, class and an astute Oneroa future beckons. Don't miss it.

2 2 3

Floor: 178 sq m Land: 1265 sq m

**AUCTION:** 12:00 p.m. Saturday 6 April 2024 On-Site (unless sold prior)

**VIEW:** [nzsothebysrealty.com/WAG10690](https://nzsothebysrealty.com/WAG10690)  
Open homes from 12:00 - 12:45 p.m. Saturday 16 and Sunday 17 March 2024 and by Appointment

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