



Oneroa 30 Moa Avenue

Double the Design

Just a short stroll to the golden sands of Little Oneroa Beach for a morning swim or a leisurely walk to the village for dinner and drinks— this location truly captures the essence of Waiheke living. Designed by Macintosh Harris and built in 2019, this exceptional home was crafted with a clear vision. The owners wanted a space that was stylish yet warm, inviting, and effortlessly comfortable. They also wanted room to share — with a second home designed for family and friends, offering both connection and privacy.
bayleys.co.nz/2157164

3 3 3 3 1

Auction (unless sold prior) 2pm, Weds 9 Apr 2025
View By appointment
Tricia Lafferty 021 611 205
tricia.lafferty@bayleys.co.nz
Kym Aikin 021 596 222
kym.aikin@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



Oneroa 80 Coromandel Road

Spectacular views - Sandy Bay

Positioned on an elevated site with a commanding view over Sandy Bay, this sunny and sheltered home offers flexible living across two levels, ideal for families, guests, or potential rental income. Upstairs, the open-plan kitchen and living areas flow seamlessly, offering captivating views over the bay and extending to Rakino Island. Step out onto the deck and enjoy the outdoors, entertaining or unwinding. Two spacious bedrooms, a modern bathroom, a separate toilet and a laundry area complete this level. Downstairs, discover this generous living space with its own private entrance. It features a separate bedroom, kitchenette, bathroom, and a comfortable living area that opens to a deck with water views. Whether you're seeking a versatile family home, holiday home or a property with extra living options, this home offers a perfect blend of comfort and flexibility, in an outstanding location.

bayleys.co.nz/2157182

1,029_{sqm} 3 2 2

Auction (unless sold prior) 2pm, Wed 2 Apr 2025
Bayleys House, 30 Gaunt Street, Auckland Central
View Sat/Sun 2-2.30pm or by appointment
Hayden Ringrose 021 590 668
hayden.ringrose@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Palm Beach 79C Hill Road

Azure Heights - Palm Beach

Big views, prime Palm Beach location, dual access, level lawns and generous parking with double garage are just a few of the many features this light filled property has to offer. Grab your towel and togs and stroll down via the pedestrian access onto Tiri View Road, and by the time you've taken in the sub-tropical splendour you'll be embracing the azure waters and beauty of Palm Beach. Perched above it all with access from Hill Road, this private retreat offers both convenience and seclusion, the property is an ideal holiday home or full time living. The spacious living area features bifold windows that open to uninterrupted views of Palm Beach and beyond. As the evening settles, soak in the hot tub beneath a canopy of stars, surrounded by the tranquil sounds of birdsong and the waves below.

bayleys.co.nz/2157208

1,447_{sqm} 3 1 2

Auction (unless sold prior) 2pm, Sat 12 Apr 2025
On Site
View Sat/Sun 11-11.30am or by appointment
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Palm Beach 3 Giles Road

Private paradise - priced for action

Just a short walk from Palm Beach, you'll find this contemporary home, perfectly positioned to capture breathtaking views over Te Toki Reserve, Putiki Bay, and beyond. This exceptionally private property blends elegance with relaxation, offering a lifestyle that seamlessly combines pleasure and play. Electric gates lead you into impeccably landscaped gardens, creating a private sanctuary which flows effortlessly into expansive outdoor entertaining areas. Multiple decks, each showcasing stunning coastal or local views, allow you to enjoy the outdoors from sunrise to sunset. Spread across three levels, this meticulously maintained home features three spacious bedrooms. The master suite includes a private study, and is complemented by a luxurious ensuite. Two additional bedrooms, one with an ensuite and the other conveniently located near the central bathroom, offer comfort and privacy for family or guests. Secure today for next summer, and stay forever.

bayleys.co.nz/2157008

863sqm

3 3 2

Asking Price \$2,300,000

View Sun 12-12.30pm or by appointment

Hayden Ringrose 021 590 668

hayden.ringrose@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Surfdale 37 Beresford Avenue

Private retreat, breathtaking views

Discover this beautifully presented cedar-clad home, set in an elevated and private position, offering breathtaking views across the Tamaki Strait.

The split-level design layout creates the perfect environment for easy living. The newly renovated kitchen is a standout feature, complete with a bi-folding window opening out to a breakfast bar. The living area opens out up to the generous balcony, enhancing the connection between inside and out. The upper level offers the master bedroom which includes an ensuite and opens out to a private balcony with incredible sea views.

A charming garden studio adds further options.

bayleys.co.nz/2157114

852sqm

2 2 4

Auction (unless sold prior) 2pm, Wed 26 Mar 2025

Bayleys House, 30 Gaunt Street, Auckland Central

View Sat/Sun 1-1.30pm or by appointment

Hayden Ringrose 021 590 668

hayden.ringrose@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



OPEN HOME

Ostend 127 Wilma Road

Stylish sanctuary for family living

Nestled on a quiet country lane, 127 Wilma Road offers a private, elevated retreat perfect for families seeking a modern home with a peaceful rural outlook. Set on a generous 1842 sqm section, the expansive home was extensively renovated in 2016, blending stylish finishes with high-quality living spaces. The well-appointed kitchen, complete with a scullery, is ideal for family meals and entertaining. The open-plan design includes two lounges, four spacious bedrooms, two-and-a-half bathrooms, and a study. Wool carpets, wooden floors, double-glazed windows, and underfloor heating/cooling ensure comfort. For entertaining, a fully enclosed, heated front porch extends the living space outdoors. The property also features large decks, terraced grounds, a saltwater pool, cedar spa, ample parking, and a workshop perfect for a home gym or guest space. Two large water tanks with filtration provide sustainable water. This home offers the perfect balance of privacy, luxury, and convenience.

bayleys.co.nz/2157142

4 2 2 1

Set Sale Date (unless sold prior) 3pm, Wed 2 Apr 2025
145 Ocean View Road, Oneroa, Waiheke Island
View 11-11.30am Sun 23 Mar, Sat 29 Mar & Sun 30 Mar
or by appointment
Mana Tahapehi 027 566 0079
mana.tahapehi@bayleys.co.nz
Florencia Pillado 021 0476 202
florencia.pillado@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



FINAL NOTICE

Onetangi 62 Waiheke Road

Onetangi Beach is calling

Welcome to this charming two-bedroom home, just a short walk from Onetangi Beach. Enjoy privacy and sunshine, surrounded by mature trees and lush bush, offering a peaceful retreat close to all conveniences. Groceries and petrol stations are nearby. Ideal as a holiday getaway or base on Waiheke Island, this home features spacious outdoor areas perfect for sun and relaxation. A separate cabin, away from the main house, provides extra accommodation for guests or family. With Onetangi Beach, local cafes, and bars a stroll away, and plenty of off-street parking, there's room for everyone. This property has great potential as a holiday home or year-round residence. The owners are motivated to explore other opportunities, so don't miss out!

bayleys.co.nz/2157135

1,169 sqm 2 1 3

For Sale by Deadline Private Treaty (unless sold prior)
4pm, Wed 26 Mar 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sun 2-2.30pm or 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



Onetangi 6 Trig Hill Road

Island gem with vineyard vistas

This beautifully renovated home, set on a 1197 sqm section, offers modern living with abundant natural light and stunning vineyard views, blending comfort and peace in a rural setting. The spacious open-plan kitchen, living, and dining areas are perfect for family living and entertaining, featuring a tiled splashback and scullery. The space flows seamlessly to a large, sun-drenched wrap-around deck ideal for outdoor dining and relaxation. The home includes three double bedrooms, a stylish bathroom with dual sinks, a glass shower, and a heated towel rail, plus a separate toilet with laundry for added convenience. The basement provides extra recreational or storage space, and the under-house area is perfect for outdoor gear.

Located just a short stroll from Onetangi Beach, with local amenities and dining spots nearby, this home is an excellent choice for a permanent residence, holiday retreat, or investment opportunity.

bayleys.co.nz/2157168



3 1 1 4

Set Sale Date (unless sold prior) 3pm, Wed 2 Apr 2025
145 Ocean View Road, Oneroa, Waiheke Island
View 1-1.30pm Sun 23 Mar, Sat 29 Mar & Sun 30 Mar or by appointment
Mana Tahapehi 027 566 0079
mana.tahapehi@bayleys.co.nz
Florencia Pillado 021 0476 202
florencia.pillado@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Onetangi 19/141 The Strand

Urgent - Vendor demands sale

Nestled in the sought-after seaside location of Onetangi Beach, this lock-up-and-leave apartment offers stunning sea views of the Hauraki Gulf, making it the ultimate seaside retreat. With 72 sqm (more or less) of stylish living space, this apartment features two generously sized bedrooms and a bright, open-plan living area designed for relaxation and comfort. The modern kitchen boasts durable stainless-steel benches and quality appliances, including an oven, cooktop, and dishwasher, ensuring convenience at every turn. Enjoy sweeping vistas from both the living room and master bedroom, where bi-fold windows open to welcome the fresh sea breeze and breathtaking views. Additional features include an allocated car park, a private storage unit beneath the apartments, and access to a communal BBQ area perfect for social gatherings. The Sands offers fully self-contained apartments in a peaceful, quieter part of the beach, providing the perfect balance of privacy and community.

bayleys.co.nz/2156956



2 1 2 1

Asking Price \$1,195,000
View by appointment
Mana Tahapehi 027 566 0079
mana.tahapehi@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008

29 Sea View Road Ostend



huge reduction - priced to sell

Refreshed and ready to go, this versatile property offers different scenarios to suit many needs: first-time buyers, a growing family, work-from-home, study space, or a perfect investment property. Recent, independent, rental appraisal gave a range of \$725 - \$800 p/w. The home is conveniently located for public transport, Ostend Shopping Centre, RSA and Saturday market, making it ideal for Airbnb, staff accommodation or renting it out. There are three levels: a generous open-plan lounge/dining steps down to a compact and well-appointed kitchen, a bathroom and two of the three bedrooms. The lower level is adjoined by a secure passage door. It also has its own entrance and can be entirely separated from the main living area. The section enjoys good privacy, plus there is good-sized garaging and workshop with an office to the rear.

for sale \$980,000

view By Appointment

waihekerealestate.co.nz | Waiheke Real Estate Limited Licensed (REAA 2008)



Steve Miles

LICENSEE SALESPERSON

021 262 6500

3 Nepean Avenue Orapiu



5 min walk to this beach

Looking to develop a Waiheke Bach or get a foot on the property ladder... Job Done! Here is a charming location that is holiday-ready for you... now. The vendor has made an offer and needs to move on it... now. It is just a 300m walk to the rustic solitude of Otakawhe Bay. Launch the kayak, take a dip, throw out a line or meander the beautiful cliff walks to Orapiu Wharf or the stunning Pearl Bay. Close to some of the finest vineyards producing award-winning wines. A 6metres caravan with mains power provides a double bed and the usual camping-styled facilities that one would expect. The 16sqm utility shed is fully insulated and used by the vendor as her studio/lounge; she spends much of her time here and has installed a heat pump and basic comforts. There is an existing well-formed driveway and parking space. You must view to fully take it in.

for sale \$625,000

view By Appointment

waihekerealestate.co.nz | Waiheke Real Estate Limited Licensed (REAA 2008)



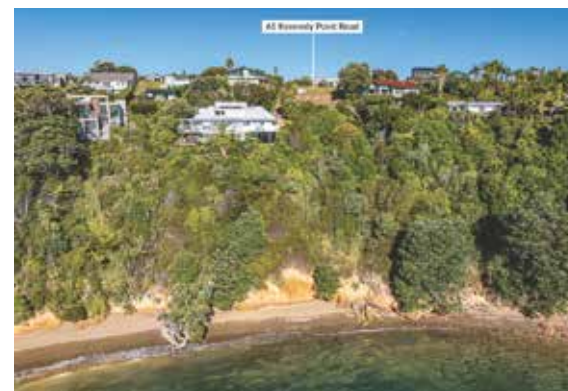
Steve Miles

LICENSEE SALESPERSON

021 262 6500

61 Kennedy Point Road Kennedy Point

waiheke
real estate



People come to Waiheke to find bare land like this because they know that nothing like this exists in the Auckland Region. Try finding a freehold 1342m2 never developed piece of land with a clean sandy swimming beach directly below. Add to that all day sun and views over the sea, with tuis singing to you as you watch the sunset from your deck. On Kennedy Point you won't risk over investing as plenty of new investment nearby ensures the value of this land. With a CV of \$2,175,000 the value speaks to the fact that the site has an easy contour in the build site area combined with a wide 21 metre road frontage. BUT... the vendor recognises that this is not the current value, so they're happy to let the market decide. Geo Tech & Septic Reports are available for your review. Stop by on Sunday and see what's possible on this fantastic site.

for sale Set Date of Sale closes 4:00pm, Thursday 24 April (unless sold prior)
view Sunday 12:00pm - 12:45pm

waihekerealestate.co.nz | Waiheke Real Estate Limited Licensed (REAA 2008)



Tom Hughes
LICENSEE SALESPERSON
021 354 531

94 Hunterville Road Orapiu

waiheke
real estate



This property will delight you. Quiet privacy, set above Pearl Bay with exclusive vehicular access for residents only. Sea views down to the bay with ample parking and just 200m from the beach. The dwelling has recently undergone a substantial upgrade, which included a new roof and decking. The kitchen and bathroom have been designed with simple functionality and quality as the overriding brief. Retaining its rustic charm and fitting snugly within the surrounding environment, it provides a full double for the master bedroom and a mezzanine floor for the kids or guests. In addition, there is a separate sleep-out that is set well away from the house. Enjoy sea views and sunsets from your deck or cosy winter nights in front of the wood burner. Family memories, the novel, mental health space, work from paradise... Here it is...

for sale \$1,149,000
view By Appointment

waihekerealestate.co.nz | Waiheke Real Estate Limited Licensed (REAA 2008)



Steve Miles
LICENSEE SALESPERSON
021 262 6500

LOCAL SUPPORT WITH NATIONAL AND INTERNATIONAL REACH

10 Crescent Road East Ostend

From the moment you step into this sun-drenched Lockwood-style home, you're welcomed by a sense of warmth and familiarity. Expansive decks wrap around the house, inviting you to soak up the sun from morning to evening. Lovingly built and owned by the same family since the 90s, this two-level home has two bedrooms, bathroom, and a rich sense of history. Off-street parking provides a flat platform for three cars plus, with landscaped steps leading down through fruit trees, succulents, and a lush lawn.

For investors, this is a fantastic opportunity - an easy rentable home that could comply with Healthy Homes standards with minimal effort. First-home buyers will appreciate the accessible price point (CV \$850,000), and those with an eye for potential will see the value in a simple refresh or cosmetic do-up to make this retreat truly shine. Whether you're looking for a peaceful getaway, an entry-level home, or a smart investment, this property ticks all the boxes.

VIEW Saturday & Sunday 2:00pm - 2:30pm
For Sale Set Date of Sale closes 4:00pm,
Thursday 27 March (unless sold prior)



Gianni Nocera
027 568 0059
gianni.nocera@raywhite.com



rwwaiheke.co.nz Waiheke Real Estate Ltd Licensed (REAA 2008)



33 Wilma Road Ostend

Enjoy your morning coffee on the elevated front deck, hear native birdsong all around, and take in the peaceful view over Te Toki Reserve. Then, perhaps, follow that with a thirteen-minute stroll to Palm Beach. This solid, cedar-clad home is surrounded by native trees, yet it's just minutes from Palm Beach and a short drive from the cafes, supermarket, the Saturday market at Ostend. Master with ensuite plus two good size bedrooms and family bathroom. Open-plan living is bathed in natural light, courtesy of three large skylights. There are wooden floors, a wood burner and double glazing to keep you cosy. It's a 794 sqm (approx) section with absolute privacy, a concrete driveway, undercover parking and room to turn the vehicles around.

VIEW Saturday & Sunday 1:00pm - 1:30pm
For Sale \$1,295,000



Shelley Dewar
021 190 1344
shelley.dewar@raywhite.com



rwwaiheke.co.nz Waiheke Real Estate Limited Licensed (REAA 2008)



27 Beatty Parade Surfdale

The recent renovation of this property, both inside and out, has transformed a cosy cottage into a stylish, character-filled two bedroom home with a mezzanine loft. Superb new kitchen, with ample workspace and splashback, as well as all new appliances. It's evident that every detail has been thought through meticulously. Spot the elegant filigree balustrade across the loft mezzanine, which incidentally has its own sea view. Notice the chic new light fittings throughout. Appreciate the stunning wallpaper details in the bedrooms and bathroom. The owners also re-configured the layout to create an additional, separate toilet, installed a new basin, and installed underfloor heating. The exterior of this property is equally impressive. There are lovely, sunny, covered decks where you can relax and enjoy the work that's been done for you.

VIEW Saturday & Sunday 12:00pm - 12:30pm
For Sale \$1,239,000



Shelley Dewar
021 190 1344
shelley.dewar@raywhite.com



rwwaiheke.co.nz Waiheke Real Estate Limited Licensed (REAA 2008)

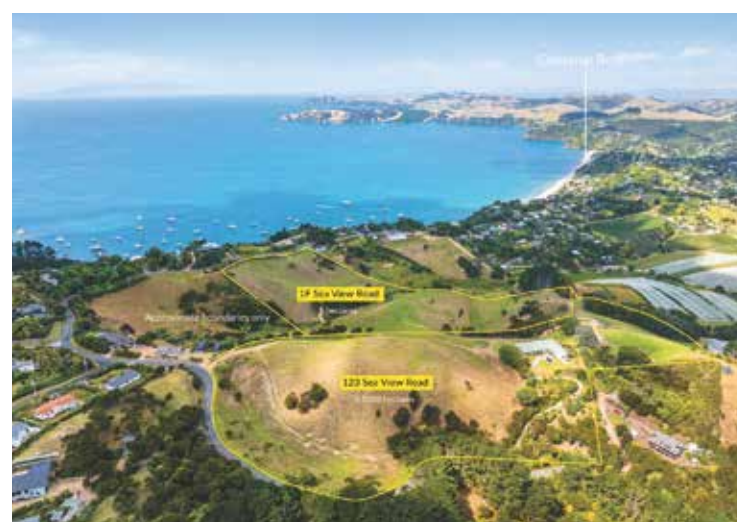




123 Sea View Road Onetangi

Country house living, coastal estate lifestyle

At the top of a sweeping, tree-lined, sealed drive stands this impressively large country house set in 8ha of established verdant land, including newly formed walking tracks through an enclave of well established native bush, a serene place to unwind and become one with nature. Elegant wide verandahs wrap around the entire house, providing spectacular views across Onetangi Bay to the east and towards Palm Beach looking westward. This is a rare opportunity to acquire an outstanding small country estate by the sea located a few minutes from two of the best beaches on the island. What's even rarer is that there is also the opportunity for you to make it a more substantial country estate by also purchasing the neighbouring vacant five-hectare property, which is also for sale. You have the opportunity to purchase one or both properties, together or separately. You could even continue with the current owners' investigations into the possibility of creating additional titles, either now or sometime in the future.



VIEW By Appointment

For Sale \$5,995,000



Matthew Smith

021 924 435

matthew.smith@raywhite.com





A legacy to love
138 Wharf Road OSTEND

A phenomenal sixty year legacy speaks for itself. One family, a thousand memories made. A custodianship of home and land with absolutely unfathomable views. Vistas that make you think you can reach out your arm and touch the water it's so close. Having sat as proud as punch at the end of this quiet peninsula this beautiful character cottage has stood the test of time. Originally built in the 1950's and having been improved over time, the current owners are off to enjoy retirement up north with family and the difficult decision to part with this idyllic paradise has now been made.

There are three bedrooms and one bathroom with separate toilet, the galley style kitchen with those magic views makes doing the dishes an activity the kids have fought to do. The lounge takes the prime position on the top level, with views out to the Tamaki Strait, Marina and back to Auckland. The dining area just off the kitchen is spacious and inviting, there's also a large fire place with wetback which not only heats the home, but also has a fully functioning oven.

The section is large with 929 sqm (approx.) of land. There's also a separate shed currently used as an office and an under house workshop. Plus plenty of parking at the rear of the property. The location is brilliant, the Ostend markets and supermarket are a walk away, you have the boat ramp on your doorstep and the water right in front of you. The owner's instructions are clear, this must be sold.

3

1

4

For Sale Deadline sale closes 5pm
Thursday 3 April (unless sold prior)
View Sat/Sun 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





Warm the Cockles of ones heart

24 Hamilton Road SURFDALE

Cockle cottage has stood in this spot now for one hundred years. Quietly observing the ever changing views from her tidy, flat, sun drenched section. She was built with the finest quality timber that has stood the test of time. Solid Kauri completes the exterior. The floors are polished honey coloured Kauri and Matai that glistens in the late afternoon sun which pours into the lounge. She's been very well cared for all these years and looks as if she were born yesterday following a kind and sympathetic restoration by her current owners.

The work here wasn't done with the intention of handing it over to someone else, that opportunity is afforded to the lucky buyer. The work was all done to provide a safe home for ageing parents who, are no longer planning to live on the Island. All of that hard work will be handed to you. The location sells itself of course with just a few steps to the bustling village hub, bus stops to Matiatia or Onetangi. The divine French Cafe that all us locals love. Kids can safely walk to school or the beach and, the fully fenced section means the fur kids are safe to enjoy the sunny section all day long too.

The generous, wrap around veranda is the perfect spot to sit and watch the sunsets which, at this time of year are a kaleidoscope of pinks and purples.

Call to view or visit one of the open homes and don't be surprised if it warms the cockles of your heart too.

2

1

3

For Sale \$1,049,000
View Sat/Sun 12-12:30pm or By appointment
Contact
Brad Roebuck-Ward 021 766 180
brad@waihekehomes.com
Tobias Roebuck-Ward 021 799 442
tobias@waihekehomes.com





The magic touch

5 Wellington Road SURFDALE

If you are looking for a character cottage, that's bathed in all day sun and has panoramic views through to the distant hills, number 5 Wellington must be on your list.

Two spacious bedrooms both with built ins, the master with its own heat-pump/air conditioning, a large bright dining room with chandelier's, a light filled lounge opening on to an east facing deck, a well-appointed kitchen painted in retro/neutral tones, plus a generous bathroom with separate toilet and laundry, this home is well catered for all the family and or holiday makers.

Well positioned on a large 908 sqm section with a gentle slope, plus there's a flat lawn area at the top of the section. The land lends itself to a complete new build, or enhance what is there and make the section worthy of substantial home. The owners have future proofed the property and have installed a new septic system (consented) to cater for a 5-bedroom home. The roof has recently been done and an additional water tank in place to offer approximately 50,000 litres of water storage.

The location is brilliant, only a short walk to schools, the beach and Surfdale shops only a stroll away, Likewise the car ferry is a two minute drive. This property certainly ticks alot of boxes.

There really is nothing to be done, move in, enjoy and live the island dream.



For Sale Deadline sale closes 5pm, Wednesday 2 April 2025 (unless sold prior)
View Sat/Sun 11-11:30am or By appointment
Contact

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



waiheke homes
THE ISLAND'S REAL ESTATE

@waihekehomes @waihekehome 143 Ocean View Road, Oneroa



Modern, Funky, Fresh

55 Hamilton Road SURFDALE

Why compromise when you can have perfection?

As I write this, today is the eighth-year anniversary for this home and its owner. Eight magical years spent enjoying the property. Imagine summer holidays spent walking back from the beach covered in sand, with sleepovers in tents on the lawn under a blanket of stars. A space where family and friends come together to celebrate shared lives. However, it's not just the family who have grown here. Number 55 Hamilton Road has been given a phenomenal facelift with all relevant consents in place for the beautiful house upgrades. The kitchen is modern, tasteful and well designed with all the storage we need to keep bench space clean. It opens out onto the rear terrace which then spills onto the flat lawn. The bedrooms are generous, divided between two levels and air conditioned of course. The bathroom is stylish, light, bright and spacious and there are volumes of superb storage throughout the home for all the toys. The location is quiet, ambient and private. There are sea views from both floors, endless all day sun and the access is a dream. There may be other options out there but not many offer quite so much. Don't compromise when it comes to quality. With all the hard work done and little expense spared you have an opportunity to own something incredibly special - and for those looking for a pre-packaged bach in a box, ready to move in and enjoy immediately, there is even the potential to take this property fully furnished.

3 1 2 4

For Sale Deadline Sale closes 5pm,
Wed 26 March 2025 (unless sold prior)
View Sat/Sun 11-11:30am or By appointment
Contact
Brad Roebuck-Ward 021 766 180
brad@waihekehomes.com
Tobias Roebuck-Ward 021 799 442
tobias@waihekehomes.com



waiheke homes
THE ISLAND'S REAL ESTATE

@waihekehomes @waihekehome 143 Ocean View Road, Oneroa



► **Surfdale**

90 The Esplanade

At the beach

This waterfront home offers relaxed beachside living for all seasons. A private, sheltered swimming pool, large lawn and purpose built Sealegs garage on this flat fenced site provide for entertainment and relaxation choices year-round. Enjoy lazy alfresco summer days in the shade of the loggia or nestle down in front of either of the indoor fires in the cooler months. The convenience of this home speaks for itself!

Our vendor is moving cityside.



3 bedroom	2 living	2 garage	1 water bore
2 bathroom	1 pool	812 land m ²	1 studio

- contact** ► **Martin Dobson** - 021 376 952
martin@kellands.co.nz
- contact** ► **Charles Collins** - 021 376 095
charles@kellands.co.nz
- open** ► Saturday 12 - 12:45pm
- online** ► Kellands.co.nz/01289
- for sale** ► By Negotiation



Ostend 40 Calais Terrace

Must sell, vendor relocating

Ordinary is off the table. This three-bedroom timber weatherboard home, washed in colour and wrapped in lush gardens and native bush, feels like the kind of place where stories unfold—some planned, some unexpected. Floating wood floors bridge the crafted warmth inside and the beauty outside.

Sun pours in. The open-plan kitchen and dining area extend to an alfresco deck, partially covered so you can enjoy morning coffee or a late-night glass of something decent—rain or shine. The lounge and master suite spill onto a broad verandah, kissed by morning light and framed by riotous bougainvillea, as if nature itself wanted to join the conversation.

Layers of possibility. A garden studio sits within earshot of a kids’ play cabin, nestled in a tiered green wonderland. Below, is a secure garage, workshop, laundry plus a separate office and a generous studio with its own entrance. The stage is set for work-from-home, creative retreat, or an income-generating venture—because who says a home can’t multitask?

An open invitation. Schools, Ostend village, and public transport are within walking distance—but let’s be real, you may never want to leave. This is more than a house; it’s an invitation to live a little differently, a little bolder, a little better. Now’s the time to make a move.

1697m² 3 1 1 2 2 1 3

For Sale \$1,825,000
View Sat 1.15pm to 2pm or by appointment
harcourts.co.nz/L24196657



Karen McMahon
M 027 572 9659 / 09 372 3688
karen.mcmahon@harcourts.co.nz



Greg de Marigny
M 021 266 1671
greg.demarigny@harcourts.co.nz
Cooper & Co Real Estate Ltd REAA 2008



Waiheke Service Directory

Working with specialists in their fields ensures you are dealing with the best.
Get the right assistance to get the job done.

New builds
and renovations



027 834 2119
brad@builditnz.co.nz

Island Scaffolding

- Quick and competitive quotes
- Fast and efficient installation
- Shrink wrap services
- Mobile alloy scaffolds
- Acrow props
- Temporary fencing
- Ladder access bays and stairs

Talk to your local specialist
with 13 years experience for
your scaffolding project

0800 372 311
warwick@islandscaffolding.co.nz
www.islandscaffolding.co.nz



CVPLUMBING LTD

Plumbing
Gas fitting and Drainage

ph 372 7036
cvplumbing.co.nz
21 Tahi Road

WaiPlumb your plumbing supplier shop





BRYAN BERRY
handyman

Reasonable rates & a quick reply

I do: • painting • build pizza ovens
• insulation • waterblasting
• gutter cleaning • temporary fencing
rental • general house repairs

What do you need doing?
Call me now on 0274 999 002
or leave a message on 372 9527

BBJ Lawton Ltd

WAIHEKE VALUATIONS

For over 30 years

Registered Valuers - Property Advisers

R D Lawton
ANZIV, SPINZ

Phone: 09 372 7718
Mobile: 0274 972 419
Fax 09 480 5659

Email: bob.lawton@extra.co.nz

Waiheke Property Services

Specialists in luxury
holiday home services:

Cleaning
Maintenance
Linen Hire



09 379 7776
info@waihekepropertieservices.co.nz
waihekepropertieservices.co.nz



HEATPUMPS & AIRCON
0800 SAVE NRG

HEATPUMPS & AIRCONDITIONING

Waiheke Island
Installation and Servicing

Call today for a **FREE**
no obligation quote

021 0276 7891
0800 SAVE NRG (7283 674)
www.fpssystems.co.nz



STONEY RIDGE

SEWAGE SYSTEMS

CONCRETE WATER TANKS

DAVEY PUMPS

MICROLENE FILTERS

CONCRETE PRODUCTS

PAVERS

ESTABLISHED 1983

30 Erua Road 09 372 6520
info@stoneyridge.co.nz

Waiheke Weekender

Want to get your
business noticed?

Advertising done right,
pays for itself

Secure your spot, it's easier and
cheaper than you might think
Call Richard 09 372 5055



Isle Land
Planning

WE CAN ASSIST WITH

- ✓ RESOURCE CONSENTS
- ✓ PLANNING ADVICE
- ✓ FEASIBILITY REVIEWS.

Wendy Baverstock
MRP BSc (REP) MNZPI

info@isleland.co.nz
ph 09 372 2757
www.isleland.co.nz

BUILDER & Handy MAN SERVICES

Bathroom Renovations
Fireplace Installations
All General Building
Maintenance & Repairs

Brendon Agnew
P: 0274 954 887
E: handyman.waiheke@gmail.com

30+ YEARS EXPERIENCE



ISLAND
ELECTRICAL

- Residential & commercial
- New builds & renovations
- Heat Pump, Air Con & Solar installation
- Repairs & servicing
- 24 hr emergency service available

027 270 0343
www.islandelectrical.co.nz

Waiheke Island Electricians

WAIHEKE PROPERTY CO

The Island's specialist rental property
management and letting service.

Check our website to subscribe
for latest listings or contact us for
property management options.

www.waihekepropertyco.co.nz

09 372 9943 | rentals@waihekepropertyco.co.nz
7/17 Belgium Street, Ostend



MAURO MARTIN
PAINTER



RESIDENTIAL - COMMERCIAL
EXTERIOR - INTERIOR
KITCHEN CABINETS - SPRAY FINISHED

+ 64 27 216 4100
mauro_dbm27@hotmail.com



THE
design
LINE

Luella Bright 021 843 939
thedesignlineltd@gmail.com
www.thedesignline.co.nz

Custom made • Curtains • Blinds
• Shutters • Locally Owned & Operated



WAIHEKE
BLINDS & AWNINGS

WIND | RAIN | SUN
We have you covered

Awnings
Insect Screens
Shade Sails
Cafe Blinds
Pergolas
Umbrellas

waihekeblinds@gmail.com 027 403 2382
waihekeblindsandawnings.co.nz



ONEROA 17 MANUKA ROAD
OPPORTUNITY IN ONEROA

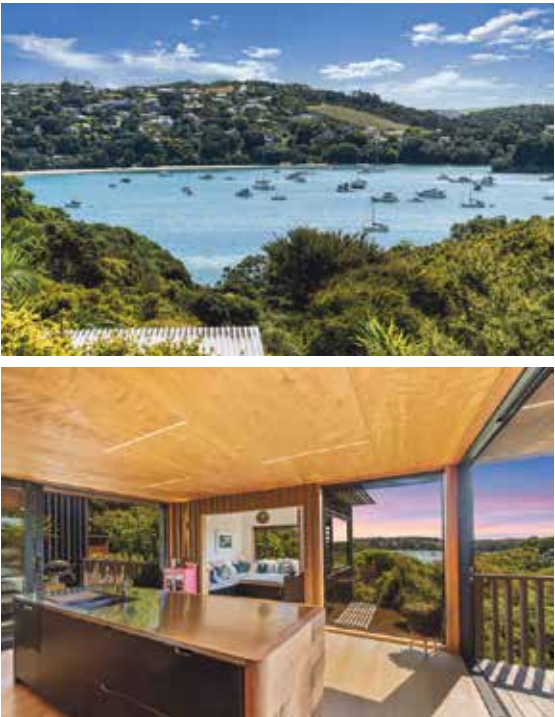
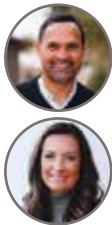
What's rarer than hens teeth? An easy build site right in the heart of Oneroa! This flat section offers so many opportunities for the smart buyer. Move a pre-built or modular dwelling on site. Or build something architecturally cool, knowing that the location will always take care of any inevitable appreciation in value. Convenience is also the key here; you're and easy stroll to the nearby stores and restuarants of Oneroa village as well as three beautiful beaches. The public bus stop is just around the corner, so you can be at Matiatia ferry in no time at all. Our semi-retired owner has decided to sell, so this is a rare as hen's teeth opportunity to land bank for the future or build your dream home in an A plus location!

809m²

PRICE
\$895,000

VIEW
By appointment

Harry Howe
021 027 81618
harry@hhrealestate.co.nz
Helen Howe
022 036 1844
helen@hhrealestate.co.nz



ONEROA 27 QUEENS DRIVE
POISE, POSITION ON QUEENS

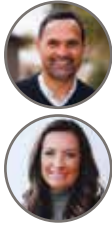
This architecturally designed home by Vaughn McQuarrie offers warm aesthetics and intelligent layout. The master suite and upper living areas boast beautiful views over native bush to Oneroa Bay, while the expansive deck and verandah provide the perfect spot to relax. Downstairs features a large bedroom, office and yoga studio, ideal for family guests or Air BnB. The property's serene location is just a short walk to Little Oneroa beach through Newton Reserve, with Oneroa village and the Matiatia ferry only a short drive away. A perfect blend of tranquility, position and convenience at 27 Queens Drive.

2 2 1 1

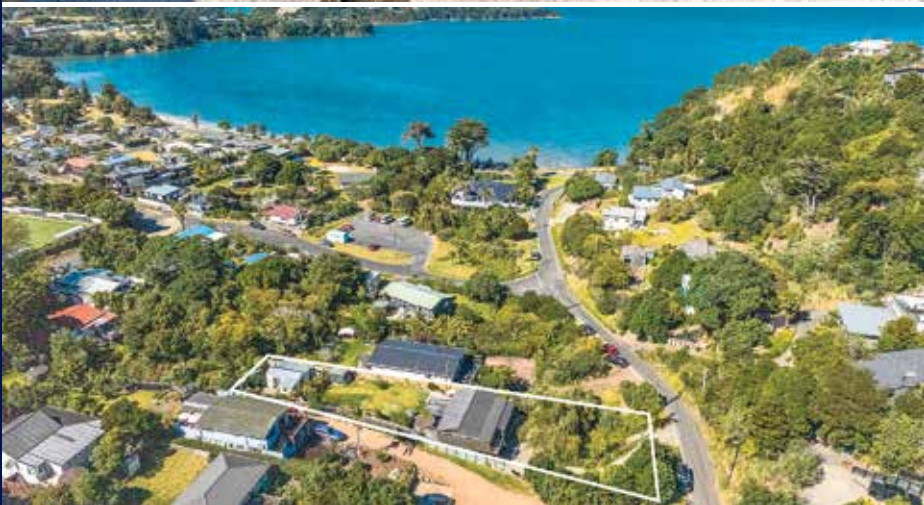
SET DATE OF SALE
26 March @ 4pm

VIEW
Thursday 6 to 6.30pm and Saturday 11 to 1pm

Harry Howe
021 027 81618
harry@hhrealestate.co.nz
Helen Howe
022 036 1844
helen@hhrealestate.co.nz



SET SALE DATE



SURFDALE, 35 Lannan Road

Home and Income by the Sea

Discover effortless island living in this beautifully refurbished family home with a separate charming cottage in one of Waiheke's most sought-after locations. Nestled in the heart of Surfdale, this sunny, spacious property is just a 2-minute stroll to the beach and moments from Oneroa, Little Oneroa Beach & Park, Surfdale Esplanade, and Blackpool. Immaculately maintained and renovated just 9 years ago, the home features modern carpets, tiles, a stylish kitchen, and fresh paint, making it completely move-in ready. The flat, fully fenced backyard is perfect for families, pets, and entertaining, while a new driveway with parking for three cars adds extra convenience. Beyond its charm and comfort, this property offers fantastic income potential. The cottage provides extra accommodation whilst the main home delivers impressive returns for both long-term and holiday rentals, making it a lucrative Airbnb or investment opportunity.

3 2

Floor: 68 sq m Land: 1,034 sq m (more or less)

SET SALE DATE: Closes 3:00 p.m. Thursday 3 April 2025, (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11050
12:00 - 12:45 p.m. Saturday 22 and Sunday 23 March 2025 and by Appointment.

JOSH KING: +64 21 300 745
josh.king@nzsir.com

CATHY CAMERON: +64 27 481 3937
cathy.cameron@nzsir.com



AUCTION - FINAL NOTICE



ONETANGI, 31 The Strand

A Rare Beachfront Opportunity

Positioned in one of Waiheke Island's most prestigious locations, 31 The Strand offers a rare chance to secure a prime, north-facing beachfront property. With only The Strand separating you from the golden sands of Onetangi Beach, this is an unparalleled opportunity to create a dream coastal retreat. An older-style four-bedroom home currently sits on the site, offering the potential to renovate or completely rebuild. For those looking to craft a luxurious new residence, the current owner has already done the groundwork and has plans for a stunning, architecturally designed home are available. This means the new owner can bypass the lengthy planning process and move forward with a world-class beachfront build immediately. Whether you choose to renovate, build new, or simply landbank for the future, this is a once-in-a-lifetime chance to own a premium slice of Onetangi Beach. This is more than a property it's a legacy. To secure your place in this prestigious enclave, act now.

4 2 4

Floor: 148 sq m Land: 1,920 sq m (more or less)

AUCTION: 10:00 a.m. Sunday 23 March 2025, On-Site (Unless sold prior).

VIEW: nzsothebysrealty.com/WAG11024
Viewing by Appointment only.

CHRIS JONES: +64 21 795 194
chris.jones@nzsir.com

JAMIE MCLAUGHLAN: +64 21 398 351
jamie.mclaughlan@nzsir.com



ONE BACK FROM BAY



ONEROA, 5 Waikare Road

Private Haven on Waikare

Freedom lies north of Oneroa, west on Waikare. One back from the waterfront, the full sensory experience of the seaward side of this street is cherished. This is the newest build on the northern row - (we invite correction from neighbours) - and definitely the most private. Once ensconced behind the gate, waving Palms and the touch-of-Fiji feel will slacken your pace. Slip into the pool or pour a Pernod. From the deck, the eastern curve of Oneroa Bay splays out before you and boats in the bay illuminate like stars at dusk - a reach-out-and-grab view. Solid, boutique resort-like home, one-level living, high stud, studio, rumpus and multiple entertaining zones including a plunge pool, hot tub and capacious decking. Stroll to eateries, saunter the beach (readily accessed by the track, one door up). Launch a boat from the western ramp or zip down to Matiatia ferry. This is civilisation. Don't take it for granted. 13 year tenure and our client has already vacated.

2 2 2

Floor: 132 sq m Land: 812 sq m (more or less)

PRICE: \$5,500,000

VIEW: nzsothebysrealty.com/WAG10952
By Appointment.

FRANCINE SWEET: +64 21 060 8998
francine.sweet@nzsir.com



MUST BE SOLD



PALM BEACH, 41A Tiri View Road

You Want Palm Beach

Why? Because it's a gorgeous white sand beach and you can still walk to a café. You want northern sea views, while reclining on a deck drenched in late afternoon sun, gazing at the plunging blue abandon of the Gulf. You would like a change from suburban life and lawns – and that is why Waiheke forms part of your life's future design. But you've got to have easy access and it needs it to make investment sense. Lastly - like most of the market – you, as the buyer, can appreciate longevity of tenure. Beautifully constructed, high-spec, long-held package of main dwelling and semi-detached visitor facility offers a myriad of options and income potential - each home with its own private kitchen, dining, lounge and decks. High stud, large double glazed windows and design features are just the start. Site access to Miro Road provides connection to the beach for storage of kayaks and water toys. Prime Palm Beach enclave. We have clear instructions to do this once and do it right.

5 2

Floor: 201 sq m Land: 2,001 sq m (more or less)

AUCTION: 2:00 p.m. Saturday 29 March 2025, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG10977
11:00 - 11:30 a.m. Saturday 22 March 2025 and by Appointment.

FRANCINE SWEET: +64 21 060 8998
francine.sweet@nzsir.com

CHRIS JONES: +64 21 795 194
chris.jones@nzsir.com



The Collection

WAIHEKE ISLAND

New Zealand

Sotheby's

INTERNATIONAL REALTY



Sweet & Succinct Above The Bay

29 Ostend Road, Ostend, Waiheke Island

Looking for a petite piece of Waiheke with a BIG view? Voila. This classy renovated workman's cottage with its double glazing and new deck (engineered for a palace) is to be discovered in one of Ostend's most old-world and alluring of enclaves.

One back from Anzac Bay it purveys the restful ebb and flow of tides and boats from its east-facing sunny disposition on a gentle contour (mini) site with drive to door access (Less land = less work). Good under-house storage (for bikes and golf clubs) bedrooms for everyone (and a friend) will make it just right. Do you even need a car? Central markets, cafes, fishing spots and bus stops are all a short (and flat) walk away. This is a successful holiday rental or a succinct permanent foothold for you to test-out Island life. Sellers are upping sticks for a more aquatic lifestyle and leaving everything included.

Be quick or we'll be tempted ourselves.

3 1 1

Floor: 68 sq m Land: 597 sq m (more or less)

AUCTION: 1:00 p.m. Saturday 23 March 2025 On-Site (unless sold prior)

VIEW: nzsothebysrealty.com/WAG10963
Open home from 2:00 - 2:30 p.m. Saturday 22 March 2025 and by Appointment

FRANCINE SWEET: +64 21 060 8998
francine.sweet@nzsir.com



NZSOTHEBYSREALTY.COM