



**Oneroa** 20 Karaka Road

**‘Move-In’ ready!**

Welcome to 20 Karaka Road - a light and bright three-bedroom home offering effortless, single-level living in a sought-after location. This stylish home features a spacious and modern open-plan kitchen at the heart of the home, perfect for family life and entertaining. Enjoy seamless indoor-outdoor flow to the sunny, north-facing covered front deck. Set on a generous 1062sqm section, the property offers excellent concrete driveway access, plenty of off-street parking, and a single garage with an attached workshop. Move in now!  
bayleys.co.nz/**2157257**

3 1 1 2 1

**Tender (unless sold prior)** 4pm, Thu 8 May 2025  
**View** Sat/Sun 1.30m-2.00pm  
**Mandy Brown** 0274 822 460  
mandy.brown@bayleys.co.nz  
**Holly Brown** 021 2422 036  
holly.brown@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008





Oneroa 117 Queens Drive

Country charm meets modern chic

Tucked away in a peaceful, sunny spot, this charming two-bedroom cottage blends traditional character with easy modern living. Set amidst beautifully landscaped grounds, the home offers a warm and inviting atmosphere, with an open-plan living area that connects to a smart kitchen complete with an L-shaped breakfast bar and heat pump for year-round comfort.

French doors open out to a spacious, north-facing covered veranda that wraps around to the west, providing a sheltered space for morning coffees and evening entertaining. The master bedroom also opens to the west-facing deck, while the second bedroom offers additional space.

The bathroom features a stylish country farmhouse look with shiplap panelled walls, rustic stone floor tiles, and a walk-in shower. A separate laundry by the back door leads to a small deck and steps down into the rear section of the garden.

bayleys.co.nz/2157273

1,090 sqm 2 1

**For Sale by Deadline Private Treaty (unless sold prior)**  
4pm, Thu 15 May 2025  
145 Ocean View Road, Oneroa, Waiheke Island  
**View** Sat/Sun 2.30-3pm or by appointment  
**Jacob Heatley-Adams** 027 329 7382  
jacob.heatleyadams@bayleys.co.nz  
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Enclosure Bay 21 Great Barrier Road

Treasure at Enclosure Bay

Discover this solidly built, strong split-level home with sweeping unparalleled views from Rangitoto to Great Barrier Island. Positioned in one of Waiheke Island's most sought after locations. The home features an open-plan living, kitchen, and dining area that captures stunning sea views from every angle. Both the living and dining areas open to a north-facing deck, ideal for basking in the sun and enjoying the surrounding scenery.

The kitchen, with bi-folding windows, creates a seamless connection to the outdoors, offering yet another opportunity to appreciate the breathtaking views. The established garden provides a peaceful retreat, with a variety of plants and mature trees adding to the serenity of the property.

bayleys.co.nz/2157255

824 sqm 3 2 1

**Set Sale Date (unless sold prior)** 2pm, Tue 6 May 2025  
145 Ocean View Road, Oneroa, Waiheke Island  
**View** Sat/Sun 1-1.30pm or by appointment  
**Hayden Ringrose** 021 590 668  
hayden.ringrose@bayleys.co.nz  
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Palm Beach 23 Giles Road

Spacious family home

This is an exceptional family home that combines space and style, in an extremely quiet location, with views of Putiki Bay. The entry level layout is functional and welcoming. The kitchen is stylish, featuring sleek countertops and a well-sized butler’s pantry for convenience and storage. The dining area is located off the glass conservatory, and has access to the wrap-around deck which leads you to the garden. The spacious lounge with a vaulted ceiling, study and bathroom complete this level. Outside living includes a lawn area for children and pets to play. Upstairs, the main suite impresses with a walk-in wardrobe and plenty of natural light. A large bathroom and a third double bedroom provide ample space for the whole family.

Land size - 878 sqm. CV - \$1,220,000. Rates - \$3,369.

bayleys.co.nz/2157232

3 2 1 1 4

**Asking Price** \$1,799,000

**View** by appointment

**Hayden Ringrose** 021 590 668

hayden.ringrose@bayleys.co.nz

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Omiha 77 Fairview Crescent

Prepare to be delighted!

Discover the charm of this delightful three-bedroom character home, perfectly positioned at the top of a generous 936sqm section, with cleared land surrounding the house and tidy native bush below. 77 Fairview Crescent offers a perfect blend of tranquility, nature and charm. The bright and airy interior creates a welcoming atmosphere that invites you into interesting spaces over two storeys of living. There are lovely sea views and an outlook over the trees to be enjoyed from the lofty upstairs lounge. A two car parking platform is a big plus for your convenience. Located in the peaceful and close-knit community of Omiha which is sought after for its laid back feel, green spaces, access to beautiful bush and coastal walks, serene bays and the iconic Omiha Memorial Hall where many local events and gatherings are held. The current owner has loved every moment of living in this beautiful home.

bayleys.co.nz/2157240

936 sqm 3 1 2

**Price by Negotiation**

**View** Sat/Sun 12.30-1pm or by appointment

**Mandy Brown** 0274 822 460

mandy.brown@bayleys.co.nz

**Holly Brown** 021 2422 036

holly.brown@bayleys.co.nz

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**Omiha** 101 Glen Brook Road

Immaculate in Rocky Bay

This tastefully updated modern home offers a peaceful retreat with natural light flowing throughout the immaculately presented spaces including the open plan kitchen/dining/living room space. Enjoy your morning coffee on the deck, overlooking private bush views over the valley and jump into your car with ease on the easy access level parking area. With three double bedrooms, this home is perfect for families or those who enjoy hosting. It features a 1,434 sqm section and parking for three cars. Situated at the upper end of Glen Brook Road, it provides convenient access to the rest of Rocky Bay, while nearby bush walks and the boat ramp add to the charm. This home offers both tranquility and accessibility in a sought-after area which is surrounded in the beauty of native bush, birdsong and enchanting bush walks around Whakanewha and Te Whau peninsula.

bayleys.co.nz/2156839

1,434<sub>sqm</sub> 3 1 1

**Asking Price** \$1,000,000  
**Phone for viewing times**  
**Florencia Pillado** 021 0476 202  
florencia.pillado@bayleys.co.nz  
**Jacob Heatley-Adams** 027 329 7382  
jacob.heatleyadams@bayleys.co.nz

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**SOLD**

79C Hill Road, Palm Beach  
46 Viewings | 4 Bidders | Sold at Auction

# Jacob Heatley-Adams

027 329 7382

## REAL RESULTS, REAL RELATIONSHIPS





65A Makora Avenue **Oneroa**



section

The areas surrounding Oneroa village have always been the most popular choice. If you are drawn to Waiheke for all the favourite reasons-beauty, tranquillity, beaches, scenery, and nature, but resist more suburban village settings, then discover Makora Avenue, located on the outskirts of Oneroa village. Our Vendor offers up 1500m2 of Island Residential land with a Resource Consent in place for a 4 bedroom house plus an in-ground swimming pool. You are not likely to find another bare land offering with this generous capacity for development and already consented. Best of all, the land includes a sunny sea view, easy contour, and grass gardens.

**for sale** Price By Negotiation  
**view** By Appointment  
**details** 1,500m<sup>2</sup> section | Sea views

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Tom Hughes  
021 354 531



26 Pacific Parade **Oneroa**



agent on site this saturday

**SUPERIOR RIDGE TOP REGENERATION SITE**  
This desirable 985m2 section offers sea views and gently sloping land to build your dream home or holiday home in this sought-after garden-style section on the ridge line of the popular Pacific Parade. Superior development along the desired ridge line has been consistent over the past 15 years, with its proximity to the beaches and local cafes and within 10mins from both ferry terminals. Our Vendor has employed Dylan French Architecture to create and design a fitting house and driveway for this site that incorporates key qualities of views and privacy that discerning buyers require. The style is unmistakably Waiheke. There is also the original 1952 era bach near the rear of the property. This property is diverse and definitely worth viewing.

**for sale** Price by Negotiation  
**view** Saturday 12:30pm - 1:00pm

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Tom Hughes  
021 354 531



57 Makora Avenue **Oneroa**



section

With a new build just completed next door and three builds currently underway on the Avenue, this type of investment tells us that this is a sought-after location. Likely the best section left on the lower side of the road, and none others to match its 1927m2 size, you will not find another section with these attributes in Oneroa. It is located just outside the main village and a walk of less than 1km will take you to the sandy shores of Little Oneroa beach. Western facing, sea views, and Resource Consent obtained. The Vendor has researched many lower cost building options for this hillside location. Bottom line, the value of the existing consent cannot be underscored as it includes a double car parking platform, plus innumerable cost savings for required specialist reports. It's always more cost-effective to modify an existing Consent than to start from scratch. This is a fantastic opportunity with a lot of the hard work already done.

**for sale** \$550,000  
**details** 1,927m<sup>2</sup> section | Sea views

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Tom Hughes  
021 354 531



75 Onetangi Road **Onetangi**



section

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. The 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.

**for sale** Price by Negotiation  
**details** 1,006m<sup>2</sup> section | CV \$400,000

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Tom Hughes  
021 354 531



## 3 Nepean Avenue Orapiu



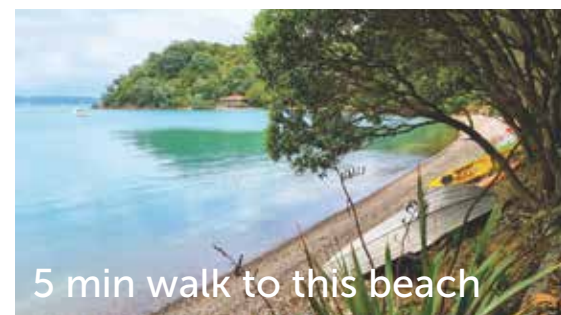
big reduction - priced to sell

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 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 6 metre 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** \$610,000

**view** By Appointment

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5 min walk to this beach



**Steve Miles**

LICENSEE SALESPERSON

021 262 6500

## 29 Sea View Road Ostend



price reduced

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

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**Steve Miles**

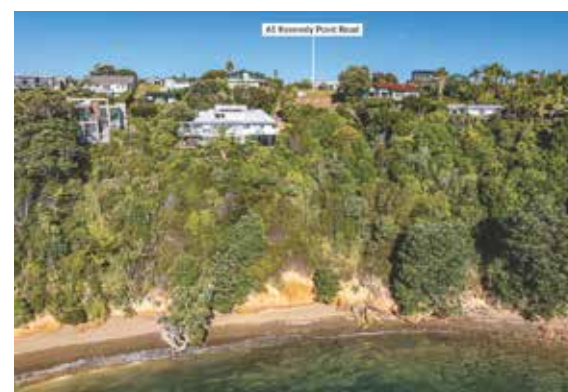
LICENSEE SALESPERSON

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 1342m<sup>2</sup> 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** Saturday 11:00am - 11:45am

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**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

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**Steve Miles**

LICENSEE SALESPERSON

**021 262 6500**

LOCAL SUPPORT WITH NATIONAL AND INTERNATIONAL REACH



# 5 Tukere Lane Wawata Estate

## Serenity at Wawata Estate

The third of four, this 0.5148 hectares premium positioned site balances spectacular widescreen sea views with dramatic sloping native bush in your backyard leading down to the beginnings of the wetlands stream bed. Build your dream Waiheke Island house, then cut a path through the bush and link to the public walking track - or simply sit back and enjoy the serenity and scenic outlook from Palm Beach to the Coromandel.

LAND AREA  
4666sqm

BUILDING PLATFORM SIZE  
1573sqm

November 2023 Registered Valuation \$2,350,000  
**SOLD** for \$2,000,000



**Matthew Smith**  
021 924 435  
matthew.smith@raywhite.com



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**SOLD**

**RayWhite**

# 7 Tukere Lane Wawata Estate

## Premium at Wawata Estate

Those searching for the ideal entry into what will be one of New Zealand's most sought after addresses need look no further than this 0.6684Ha site. Create a purpose-built haven that benefits from its steep gradient and enjoy the soothing sound of native birds from the bush covering your backyard. Take in sweeping views of the local bays, Rangitoto and beyond. This is the largest of this block of four Waiheke Island properties, at the end of the lane providing a little extra privacy without sacrificing that magnificent vista.

LAND AREA  
6399sqm

BUILDING PLATFORM SIZE  
838sqm

November 2023 Registered Valuation \$2,400,000  
**Under Contract** for \$2,050,000



**Matthew Smith**  
021 924 435  
matthew.smith@raywhite.com



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**UNDER CONTRACT**  
Subject Only to Approval from the  
Overseas Investment Office

**RayWhite**





# WAWATA ESTATE

WAIHEKE ISLAND

RayWhite.

3 of the 6  
homes currently  
under construction  
are nearing  
completion

Private, unique and nestled in outstanding beauty.

## Wawata Estate

Luxury Waiheke Island living.  
Elegance. Privacy. Peace of mind.

Nestled on Waiheke Island across a stunning valley between Palm Beach and Onetangi Beach, this private gated property of just 25 lots has evolved into something very special.

Acres of rejuvenated native bush and manicured grounds, and now emerging are local and globally renowned architecturally designed homes. Three of New Zealand's premiere architects have chosen to build their personal home here and now you can too.

*We invite you to take another look.*

For more information and to arrange a private viewing  
give us a call or visit [wawataestate.co.nz](http://wawataestate.co.nz)



Matthew Smith  
021 924 435  
[matthew.smith@raywhite.com](mailto:matthew.smith@raywhite.com)

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# 4 McIntosh Road

## Oneroa

Peace, tranquillity, expansive views over deep blue waters and spectacular sunsets while still being so close to Oneroa village and the ferry are hard to find, but here it all is. Including a bush area featuring two magnificent redwood trees, 4 McIntosh Road is a two-bedroom cottage on a lush 1670 m2 site. Facing north-west and protected from the southerly and south-westerly winds. You can enjoy all day sun here as well as direct access to the coast. A gentle stroll via Newton Reserve brings you to a quiet pebbled beach that's perfect for swimming. Or you can walk along the coastal track and be at Little Oneroa Beach with its iconic store in just a few minutes. This peaceful property offers you the chance to keep and renovate the existing cottage, or bowl and build something new. You could simply landbank if you want. You might like to consider purchasing 6A McIntosh Road as well, which will open up some rare and exciting opportunities.

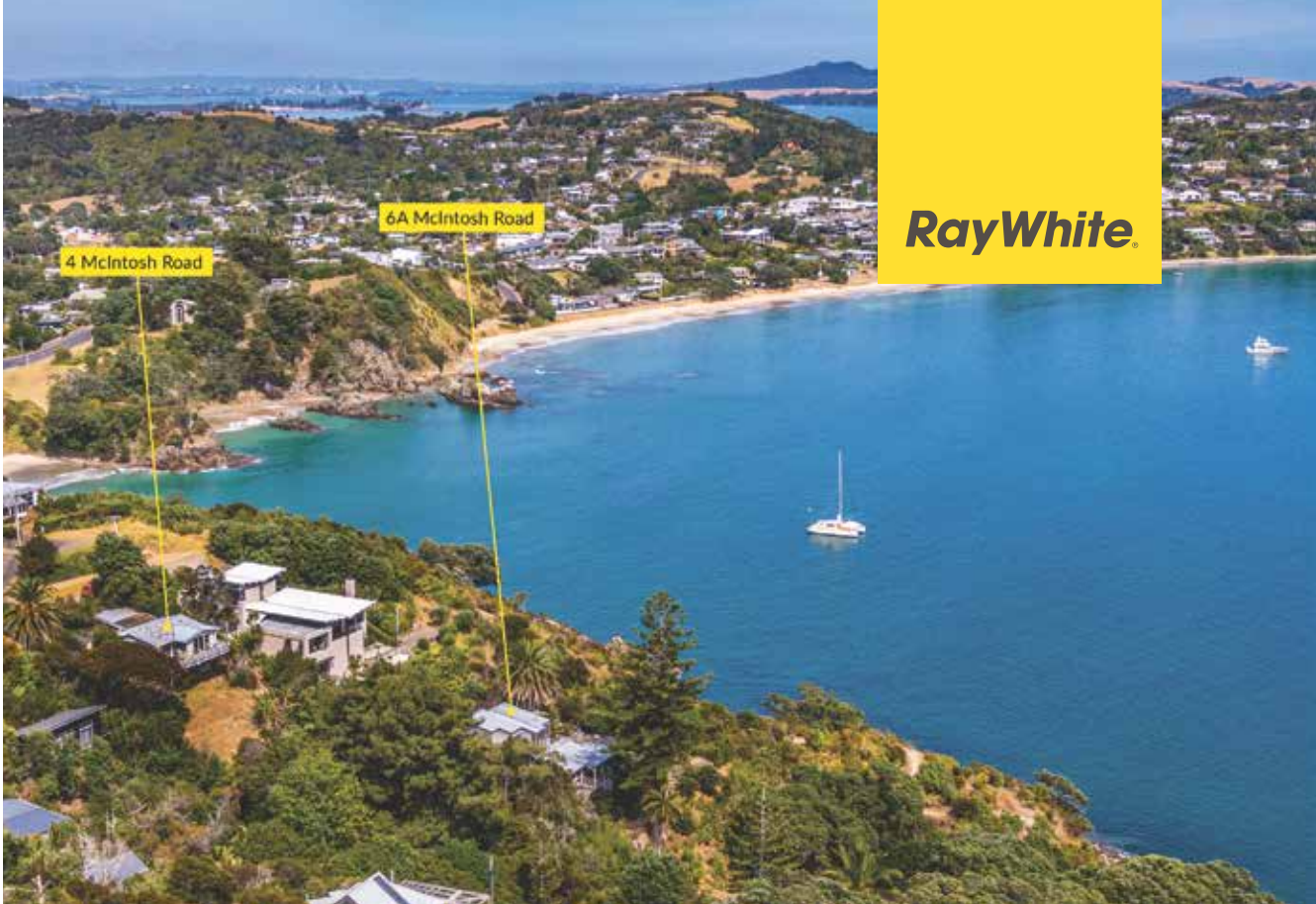
**VIEW** By Appointment  
**For Sale** Price By Negotiation



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# 6A McIntosh Road

## Oneroa

The song of Tui, the whump of Kereru flying by, spectacular sunsets and bush-clad, forever views over the deep blue waters of the bay. You might not have expected to find such peace and tranquillity so close to Oneroa village and the ferry, but here it is. If you are looking for quintessential, rustic Waiheke charm and character, this two-bedroom, three-level home has stunning picture windows in its light open plan living/dining and kitchen area that make the most of those stunning views and sensational sunsets. The master bedroom suite upstairs is a haven set among the tree tops and has even more expansive views. The house with decks and terrace is set on a large 2852m2 site mere metres from a tranquil pebble swimming beach. The delightful coastline extends along its western boundary, while Newton Reserve borders its northern edge. All of which ensures that the views will never disappear, as there can never be another property built between you and the waterfront. The adjacent property at 4 McIntosh Road, is also for sale. Together they add up to a total 4522m2 of coastal, north-west facing land.

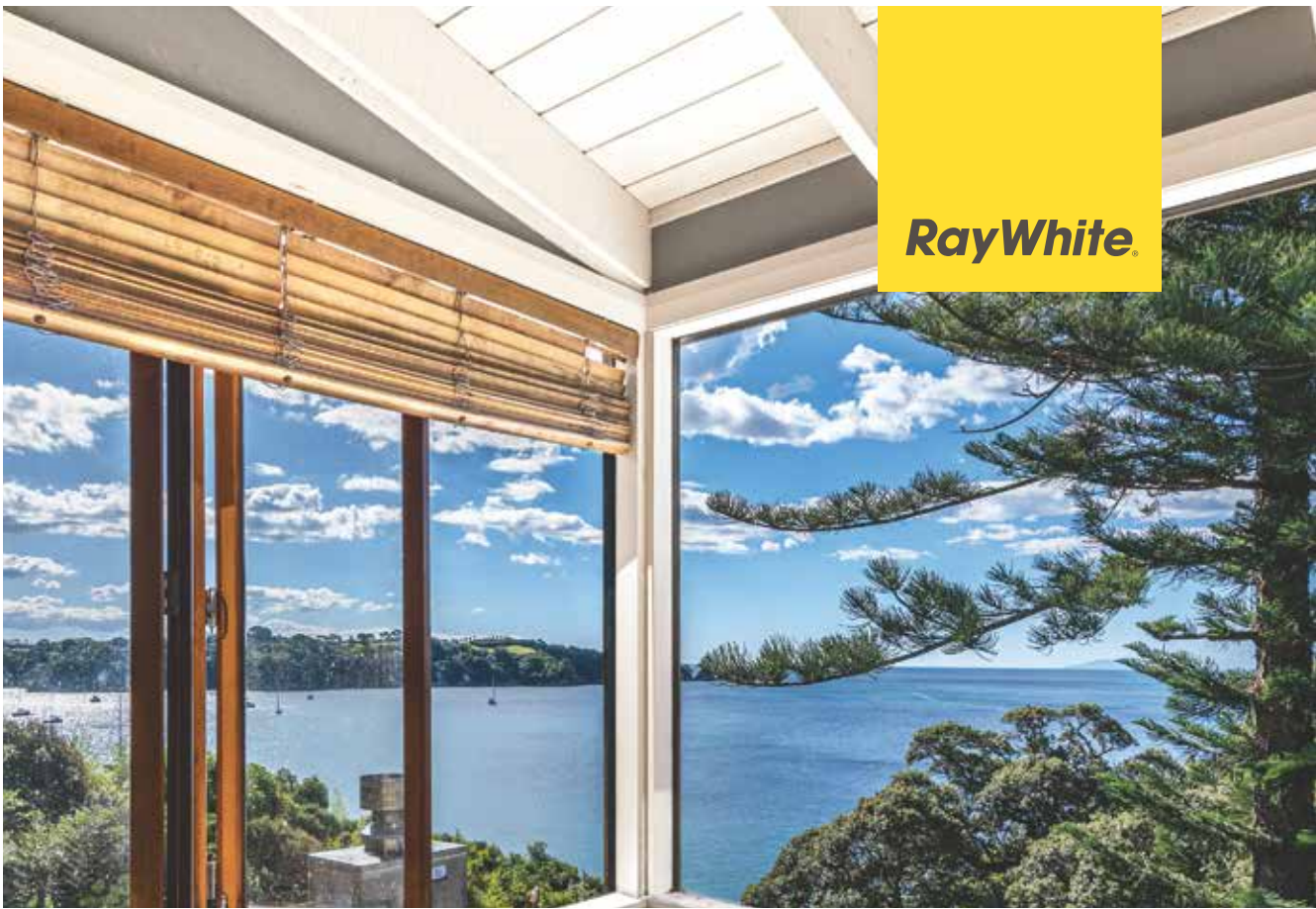
**VIEW** By Appointment  
**For Sale** Price By Negotiation



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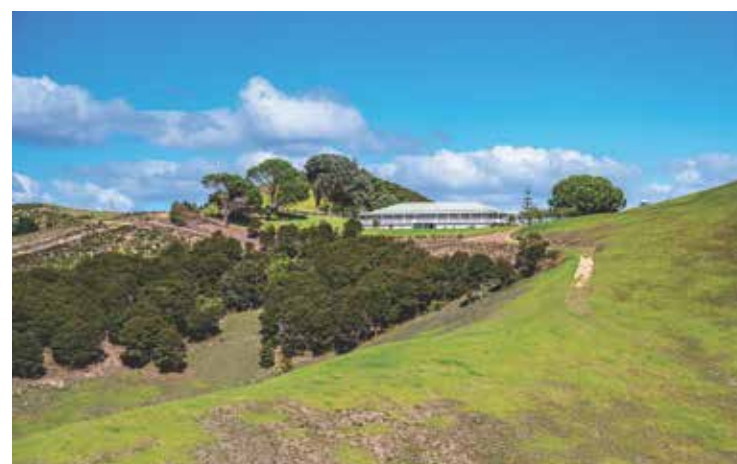




## 123 Sea View Road **Onetangi**

### 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** Saturday & Sunday 2:00pm - 2:30pm

**For Sale** \$5,995,000




**Matthew Smith**

021 924 435

matthew.smith@raywhite.com







3 Kuaka Road

## 3 Kuaka Road Oneroa

### So close to, well, everything really!

If you are looking for a large, quality, modern home just a stone's throw from Oneroa and so close to the ferry, look no further.

This two-level, three-bedroom home with three bathrooms is nestled in park-like grounds and bathed in all-day sunshine. Each bedroom is large and the master suite evokes the feeling of a luxurious hotel room. The open plan lounge, living and dining area flows out to a covered sun-drenched north-facing deck - perfect for entertaining and where you'll spend most of your evenings. And on the very few wild and woolly days, park your guests on a bar stool at the extra-long and beautiful kitchen island.

The high ceilings and large windows throughout this level really offer a sense of space and views out to the beautifully landscaped grounds abundant with bird life. A concrete driveway leads to a double garage with internal access, all of which is a rare find on Waiheke.

This property is private, tranquil and spacious and with five outdoor areas to relax, entertain, and BBQ in, this home is an absolute oasis.

**VIEW** Saturday & Sunday 12:00pm - 12:30pm

**For Sale** \$2,295,000



**Matthew Smith**

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## 93 Queens Drive Oneroa

### Superbly stylish home with stunning views

Imagine a spectacular scenic look-out that's all yours. Best of all, one where you can do much more than just park the car. You can move in here and enjoy the forever view, well, forever. This superb home on the hillside has all that going for it and more. Solid weatherboard on the outside, it's beautifully and tastefully decorated, light-filled and designed to make the most of the inimitable views over the Hauraki Gulf. From the welcomingly wide front door, smart wooden floors lead to the impressively large, open main living area.

In addition to the lounge and dining, there's an immaculate kitchen with a separate butler's pantry and a central island featuring attractive lattice panels. Doors open onto a superb L-shaped deck ideal for dining al fresco, kicking back and drinking in those views.

You can do more than look at beautiful bays from here though. The tranquil delights and safe swimming at both Hekerua Bay and Sandy Bay are nearby. As for shops, cafes and restaurants, you can drive to Oneroa in just a few minutes.

**VIEW** Saturday & Sunday 1:00pm - 1:30pm

**For Sale** \$2,995,000



**Matthew Smith**

021 924 435

matthew.smith@raywhite.com







## 155 Ocean View Road Oneroa

### Superb Mediterranean style villa, two homes in one

With spectacular ocean views, in the heart of Oneroa, just a stone's throw from the café and restaurant hub of the Island, this gorgeous beachfront villa hides a secret – it's two self-contained homes in one.

One side of the property comprises a four-bedroom villa, the other side a three-bedroom villa. Both with excellent kitchens, bathrooms and living. With elegant ceramic flooring throughout, wooden shutters on the windows and a splendid, paved garden courtyard with a lion's head water feature and even its own pétanque piste, the Mediterranean style of this property creates its very special charm and character. The pièce de résistance is, of course, the large north-facing deck looking out over the turquoise waters and white sands of Oneroa Bay.

If you're looking for an outstanding home, a smart investment or a property that could be both, the only way to really appreciate everything that is on offer here is to arrange a viewing, stand on the sun-bathed deck and experience it yourself.

**VIEW** By Appointment

**Auction** Saturday 5 July (unless sold prior)



**Matthew Smith**

021 924 435

matthew.smith@raywhite.com



**Shelley Dewar**

021 190 1344

shelley.dewar@raywhite.com







143 Cowes Bay Road

12.5574 Ha

Approximate  
boundaries only

## 143 Cowes Bay Road Waiheke Island

### Rich reservoir of native bush, forest and wildlife

This natural wonderland of over 12 hectares has been lovingly nurtured by the current owners to create a haven of peace and tranquility, a distinctive and unusually rich reservoir of native bush, forest and wildlife. Walk the track that loops through and amongst hundreds of kauri, some of which have been estimated to be over 500 years old. Spot nikau, rewarewa, taraire, tawa and more. Hear the chorus of native birdsong all around. Listen out for the whump of kererū wings. Experience Waiheke as it must have been hundreds of years ago. Then, as you emerge from the trees onto a flat building platform that already has its own cleared driveway down to the entrance, imagine a future for this very special corner of the island. Look out and take in the stunning sea views of Rotoroa, Ponui, Pakatoa and, through Ruthe Passage, as far as the Coromandel to the east. Then look west over the countryside to Maunganui Hill – the highest peak on Waiheke. What might you create here? The only way to really appreciate how much this exceptional property has to offer is to come and see it for yourself. If you'd like to do that, please give us a call. We would absolutely love to walk this extraordinary land with you.

**VIEW** By Appointment

**Tender** Closes 4:00pm, Thursday 15 May (unless sold prior)



**Matthew Smith**

021 924 435

matthew.smith@raywhite.com



**Shelley Dewar**

021 190 1344

shelley.dewar@raywhite.com





# 2 Seventh Avenue Onetangi

Perched to embrace the tides, this large family home is a rare find, just moments from Onetangi's golden sands and the refreshing salt-kissed air. Spanning three levels, the home is thoughtfully designed for comfort and ease. The ground floor welcomes you with an open-plan living and dining area that flows effortlessly onto a large entertaining deck with panoramic views over Onetangi Bay. Two spacious bedrooms and a modern bathroom are conveniently located here too. Upstairs, the master bedroom is the pièce de résistance with its elegant octagonal design and large windows that offer breathtaking views that stretch across the horizon. Soaring ceilings and a luxurious ensuite create a sense of serenity and grandeur. Swim, stroll, or simply relax on the shore while a leisurely breakfast at a nearby café sets the tone for your day. Back home, unwind on your deck, surrounded by tropical and native plants. The fully fenced yard offers privacy and security, making it ideal for outdoor fun. The large double garage provides generous storage for everything you need.

**VIEW** Saturday & Sunday 1:00pm - 1:30pm

**For Sale** Price By Negotiation



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



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**RayWhite**



# How we get you the **right** result is what sets us apart!

We don't just list properties and hope.

We partner with you to prepare and  
present your property at its best.

We attract and capture serious interest and  
create competition between purchasers on your behalf.

We are "The Competition Creators".

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**Frank Dowling**  
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frank.dowling@raywhite.com

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local market insights, properties  
new to the market and  
behind-the-scenes preparation



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

**PROUDLY RAY WHITE**

[rwwaiheke.co.nz](http://rwwaiheke.co.nz) Waiheke Real Estate Ltd 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. There's also a studio room and valuable storage areas under the house.

Step through the front door, and the dramatic ceiling beams and new wooden flooring in the main living room may be the first thing that catches your eye. Then there's the 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. See how the wooden wall panelling in one of the two bedrooms adds character, and appreciate the stunning wallpaper details in the bedrooms and bathroom. Meanwhile, 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. There's also a new carport and plenty of off-street parking.

**VIEW** Saturday & Sunday 12:00pm - 12:30pm

**For Sale** \$1,239,000



**Shelley Dewar**

021 190 1344

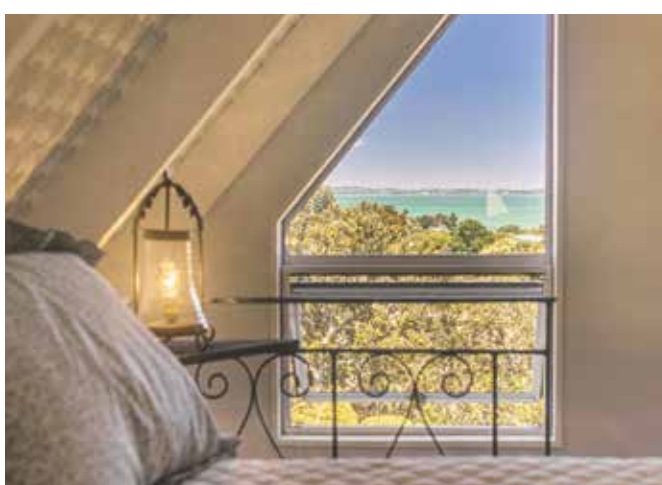
shelley.dewar@raywhite.com



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**RayWhite**



## 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 cafés, the supermarket, shops, and the famous Saturday market at Ostend. With three good bedrooms and a studio, there's plenty of room for the family. There are two bathrooms, and the master bedroom has an ensuite. The 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 794m2 (approx) section with a good concrete driveway, undercover parking and room to turn vehicles around. The septic tank was installed in 2015, and a new pump was fitted. Surrounded by woodland and backing onto private farmland, the other great thing about this property is the absolute privacy you will enjoy here.

**VIEW** Saturday & Sunday 11:00am - 11:30am

**For Sale** \$1,295,000



**Shelley Dewar**

021 190 1344

shelley.dewar@raywhite.com



[rwwaiheke.co.nz](http://rwwaiheke.co.nz) Waiheke Real Estate Ltd Licensed (REAA 2008)



**RayWhite**







Home is where the heart is

39 Pacific Parade SURFDALE

It's the peace of mind, relaxed living that really makes Waiheke special. Weekends for this family start with coffee on the deck. It's full of sun, private and overlooks the quarter acre flat lawn that's been a safe haven for kids to play. There's plenty of room for a rugby game after Dad has harvested the salad from the veggie garden for lunch. The luxury of knowing all the hard work has been done is afforded to the new owners. Relocated from Oneroa Village in 2024 all consents are in place. The septic system is new as are the water tanks, filters etc. The open plan living has been positioned for late afternoon sun and the lounge spills out onto the deck so there's room for everyone to sit and enjoy the chorus of birdsong.

The kitchen and bathrooms are recent and the decor is neutral, crisp and clean. We're on the bus route for school or just to head down to Palm Beach in the evening for a swim, you can of course walk. In fact, turn left and you'll hit Oneroa Beach. Right takes you to palm and straight on will wander you to the French Cafe for a coffee before a sandy stroll along surfdale. Take a rod and catch dinner at The Esplanande. This is living and, the living is easy.

Come along to the open homes or call Brad or Tobias to view

3 2 2

For Sale Deadline sale closes 5pm,  
Wednesday 23 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





Unique lifestyle opportunity

79 Awaawaroa Road AWAAROA BAY

Situated in a very special part of the island with a long and interesting heritage. These 4 spectacular lifestyle properties are now available, with new titles being issued. Great care has been taken to form blocks of land offering generous clear building sites with privacy from extensive regenerating woodland and beautiful old native bush. Pest control measures have created a perfect habitat for an abundance of native wildlife. The stunning rural view and sea views change dramatically as the sun moves over the land, and there are well formed tracks throughout the properties that allow you to spend time, exploring your new sanctuary. Substantial effort and cost has gone into high quality road access to each site. With Poderi Crisci vineyard just along the road. Man O War, Passage Rock and Waiheke Distillery and even Onetangi beach a short drive away and so many other fabulous places to visit in this area, you really are spoilt for choice. Get in touch for more information on this unique opportunity and checkout the website at [www.awaawaroavalley subdivision.com](http://www.awaawaroavalley subdivision.com)

- Lot 1 approx 23 acres
- Lot 2 approx 17.4 acres
- Lot 3 approx 16.9 acres
- Lot 4 approx 16.6 acres

@waihekehomes @waihekehome 143 Ocean View Road, Oneroa

10

For Sale Price by Negotiation  
View By appointment  
Contact  
**Paul Brisbane** 021 942 814  
[paul@waihekehomes.com](mailto:paul@waihekehomes.com)



waiheke homes  
THE ISLAND'S REAL ESTATE





# 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.

2  1  1 

**For Sale** \$1,049,000  
**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

 @waihekehomes  @waihekehome 143 Ocean View Road, Oneroa





## Ignore all previous price expectations

5 Onetangi Road ONETANGI

A new project is on the horizon and this property MUST be sold. All offers are encouraged. There has never been a better time to buy. An unrivalled lifestyle is offered here with this stunning, almost beachside home. Imagine spending summer days swimming, enjoying BBQs, and soaking in the sun—all just steps away.

This new build two-bedroom retreat offers spacious rooms with large wardrobes and picturesque windows that invite relaxation. The master suite, complete with a luxurious ensuite, feels like a serene treehouse, bathed in morning sunlight. The entertainer's kitchen is a masterpiece, featuring floor-to-ceiling cabinetry with elegant gold accent hardware, stone countertops, and stylish European lighting. The open-plan lounge and dining area boasts soaring ceilings and panoramic windows that frame views of the lush native bush, while expansive sliding doors seamlessly blend indoor and outdoor living. The spacious, entertaining terrace is bathed in all afternoon sun, the sheltered area affords a pizza oven, BBQ and plenty of outdoor seating. This home has indoor and outdoor living covered.

Location is brilliant. Only a short walk to the sparkling waters of Onetangi Beach, leave the car at home and walk everywhere. Local favourite restaurants Charlie Farleys, 372 and Ki Maha are only down the road. Likewise the Four square superette is just up the road.

All reasonable offers will be presented. Call Tobias or Brad today.

2 2 2

**For Sale** Price by Negotiation  
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

@waihekehomes @waihekehome 143 Ocean View Road, Oneroa







**We hope you have a  
cracking easter.**

**We pride ourselves on  
our eggcelent service.**

**We are working this long weekend –  
call us about Waiheke property!**

**Paul – 021 942 814**

**Brad – 021 766 180**

**Andrew – 027 545 2323**

**Terri-Lee – 027 278 8113**

**Office 09 372 8727**



Exciting NEWS

# HARCOURTS WAIHEKE HAS A NEW HOME!

Unit 5, 28 Belgium Street, Ostend.

We’re your local team—proudly backed by New Zealand’s most trusted real estate brand and Harcourts’ global #1 franchise, Cooper & Co—providing you personalised service, intelligent solutions and a results-driven approach to selling.

For discreet, expert guidance on all your real estate needs, connect with our team — and don’t forget to enquire about our **EXCLUSIVE OPENING OFFER**



Martin Cooper  
Managing Director



Matt Hunt  
Branch Manager



Karen McMahon  
Sales & Marketing Consultant



Greg de Marigny  
Sales & Marketing Consultant



Sam Walmsley  
Auctioneer



Karlene Beattie  
Sales & Marketing  
Coordinator



## Te Whau 29 Rothschild Terrace

A sweeping driveway arrives at the north-facing residence. The home is designed around a central light-filled stairwell and lift. The mid-level includes a guest bedroom, bathroom and study. On the upper level, a lounge frames city views across the Tamaki Strait. Overlooking Putiki Bay, a combined kitchen and dining area spills onto a split-level deck. The main bedroom is a sanctuary, capturing the glow of dawn on the terraced orchard below. Beyond the home, natural wonders await. The “wild wood” features a walk amongst Rimu, Totara and Kauri. An olive grove, with its own driveway, leads to a panoramic vantage point. The meadow offers intimate views of Oakura Bay, and a stone stairway descends to inviting waters. Possibilities are boundless—redefine the tenure, reimagine the home, add visitor accommodation, an infinity pool, or yoga studio. A legacy opportunity—remarkable land, lifestyle options, and a setting of enduring beauty.

3.48ha 2 1 1 2 1 2 2

**For Sale** By Negotiation  
**View** by appointment  
[harcourts.co.nz/L24196593](https://harcourts.co.nz/L24196593)



**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)  
Cooper & Co Real Estate Ltd REAA 2008







**ONEROA**  
18 HUIA STREET

**PRIVATE, PEACEFUL, PERFECTLY POSITIONED.**

Behind the gates, a sense of calm awaits.  
Set on an elevated, flat 1,196sqm site, this beautifully maintained home captures sweeping views over Huruhi Bay to Park Point and beyond to Auckland.  
A sealed driveway, manicured gardens, spacious and light-filled living areas upstairs and a huge downstairs work-from-home studio/office offers so many possibilities.  
Whether you're unwinding at home, exploring three beautiful beaches nearby or strolling to Oneroa village, this is a lifestyle of ease and connection - ready for your next chapter to begin.

2 2 3 1 1

**AUCTION**  
17 May @ 11am on-site (unless sold prior)

**VIEW**  
Sat 12.30 - 1.30pm

**Harry Howe** 021 027 81618  
harry@hhrealestate.co.nz

**Helen Howe** 022 036 1844  
helen@hhrealestate.co.nz







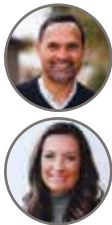
ONEROA 27 QUEENS DRIVE  
STYLE AND TRANQUILITY

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   
BY NEGOTIATION

VIEW  
Sat 1 - 2pm

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

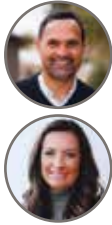


ONEROA 2 COROMANDEL ROAD  
DECEASED ESTATE

Completely disregard the CV. Once in a while a fantastic opportunity arises that is simply exceptional. Owned by the same family for many a decade, this rock-solid, single level home just requires a bit of updating to bring it into the new millennium. The elevated and sweeping views from the home's living areas and front verandah across the Hauraki Gulf are sublime. Add the huge double garage, off-street parking and large, private rear lawns and you have a very compelling package indeed! Our late owners family's instructions are clear, they want this property sold via auction to the next very lucky buyer. There's sure to be plenty of interest in this property given the solidity of the home as well as its exceptional location and aspect. So don't hesitate to come by and view - we're sure you won't be disappointed.

3 1 3   
AUCTION  
3 May @ 11am on-site (unless sold prior)  
VIEW  
Sat 11am - 12pm

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





New Zealand

Sotheby's

INTERNATIONAL REALTY



62 KENNEDY POINT ROAD



52 ERUA ROAD



32 TIRI VIEW ROAD



55A QUEENS DRIVE



33 TAWA STREET



12 TE TOKI ROAD



8 TUI STREET



56A PALM ROAD



6 ESSLIN ROAD



8 WAIATA ROAD



60 OSTEND ROAD



3 QUEENS DRIVE & 16 TOTARA ROAD



29 OSTEND ROAD



1 WILMA ROAD



41A TIRI VIEW ROAD

RECENTLY SOLD BY THE WAIHEKE TEAM

The one who outperforms

Deep local connections, Waiheke knowledge as well as unrivalled national and global reach with 1.2M+\* social media followers, 33M\* website visits and 26,100 sales associates across 84 countries, New Zealand Sotheby's International Realty is the one who outperforms. Get in touch with one of our dedicated agents to find out how we can tailor our service to the unique qualities of your home and showcase it as one-of-a-kind.



CATHY CAMERON  
Sales Associate



CHRIS JONES  
AREINZ - Principal and Agent, Waiheke Island



FRANCINE SWEET  
Sales Associate



JAMIE MCLAUGHLAN  
Sales Associate



JOSH KING  
Sales Associate



LISA HOPEWELL  
Sales Associate



SIMON SMITH  
Sales Associate

To buy or sell  
on Waiheke,  
get in touch.

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waiheke@nzsir.com

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53 Kennedy Point Road, Surfdale, Waiheke Island

This prime waterfront property presents an extraordinary opportunity to craft your dream island retreat. Whether you choose to renovate the existing home or design a brand-new waterfront masterpiece, this site offers exceptional potential in a coveted north-west facing position.

4 2 2

Floor: 291 sq m    Land: 1,244 sq m  
[nzsothebysrealty.com/WAG11044](https://nzsothebysrealty.com/WAG11044)



31 The Strand, Onetangi, Waiheke Island

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.

4 2 4

Floor: 148 sq m    Land: 1,920 sq m  
[nzsothebysrealty.com/WAG11024](https://nzsothebysrealty.com/WAG11024)



# Connecting you with your 1 of 1

BECAUSE EVERY PROPERTY IS ONE-OF-A-KIND

As the Principal and Agent, Chris Jones AREINZ brings a wealth of experience and a deep passion for connecting people with their dream properties. He is uniquely placed to see what's exceptional about your listing and ensure that it is represented as one-of-a-kind. A resident of Waiheke for 25 years, Chris has established himself as a trusted advisor and advocate for his clients. His commitment to professionalism and integrity is evident in every transaction, whether you are buying your first home, selling a waterfront estate, or investing in prime Waiheke property.

**If you are interested in buying or selling on Waiheke,  
call Chris on 021 795 194.**



**CJ** CHRIS JONES



NEW LISTING



OSTEND, 12B Te Toki Road

Palm Beach Section with Ease – Design by You!

This sloping but gentle cleared site has enough elevation to capture a sea view, sun from morning to sunset sky, a rural outlook and is walking distance to fan favourite Palm Beach. Resource consent for a three bedroom home with separate garaging is granted - the scope to design your own island beach house or permanent home is secure. Having all reports to hand and a cleared site will expedite your project. 1,523 sq m is generous, the resource consent allows for site coverage of 166 sq m so plenty of garden to roam and relax in. The site is animal and child safe, tucked privately well back from the road. The owner is serious and has priced well under the CV of \$840,000. Do your sums and secure a position with all day sun, a peaceful rural ambiance and privacy. Offers will be considered so don't be shy, all the benefits and appeal of a brand new home await only one new owner.

Land: 1,523 sq m (more or less)

**PRICE:** \$725,000

**VIEW:** [nzsothebysrealty.com/WAG11034](https://nzsothebysrealty.com/WAG11034)  
by appointment only


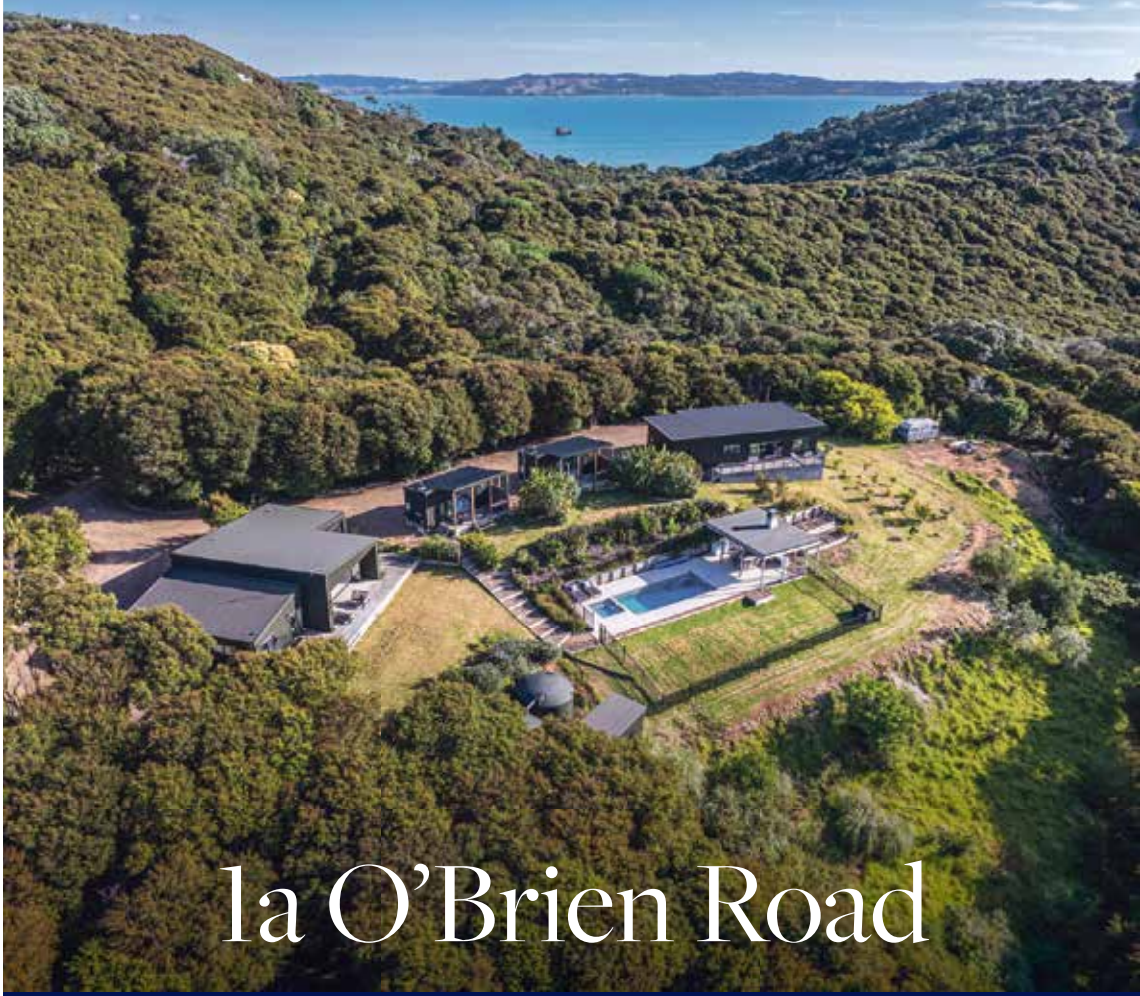






**LISA HOPEWELL:** +64 27 451 8887  
[lisa.hopewell@nzsir.com](mailto:lisa.hopewell@nzsir.com)





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**1a O'Brien Road**

**Heart, Soul and Multiple Options.  
Lifestyle with accommodation  
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Dedicated to capturing the essence of Waiheke property and marketing excellence. Confidential advice on how to elevate your property to a world stage and what the recent 'Golden Visa' changes for foreign purchasers could mean for your property. Seeking extraordinary waterfront property? I have property ranging from \$6.5 to \$15m plus available to view by appointment now.

**LISA HOPEWELL**

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



SET SALE DATE



PALM BEACH, K/4 Bay Road

Villa Blanca

Grab your beach bag and favourite book and get ready to relax! This fabulous, sizeable apartment is just a stroll from one of the island's most popular north-facing swimming beaches. With all the amenities of resort living, this airy, two-bedroom villa enjoys peaceful sea views over Palm Beach. Inside, the stylish open-plan living space with vaulted ceiling and contemporary kitchen opens up to a huge, private deck on which to soak up the sparkling sea views. The main bathroom features a shower, and the extra powder room is a thoughtful addition. With tiled floors making for easy holiday living, there's a heat pump for temperature control and lovely louvre shutters for shade, when needed. With great income potential, enjoy your holiday apartment whenever you want and rent it out when you're not there. With parking at the resort, you're close to the bus stop and a short walk to the beach, restaurant and corner store. The villa is being sold plus GST (if any).

2 1

Floor: 88 sq m Land: 368 sq m (more or less)

**SET SALE DATE:** Closes 3:00 p.m. Wednesday 30 April 2025, (unless sold prior).

**VIEW:** [nzsothebysrealty.com/WAG11075](https://nzsothebysrealty.com/WAG11075)  
Open homes 12:00 - 12:45 p.m. Saturday 19 April and Sunday 20 April and by Appointment

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







# A Uniquely True Partnership

Today’s market requires knowledge and experience to navigate the nuances of the current conditions.

Collectively we have more than 50 years in real estate and 50 years living on the island.

Advice costs you nothing but may make or save you thousands.

Knowledge is gained over time. Call to further discuss your real estate requirements.



FOR SALE

44 View Road, Ostend | Property ID WAG10683



SOLD

33 Tawa Street, Oneroa | Property ID WAG10988



FOR SALE

166 Ostend Road, Ostend | Property ID WAG11040

Jamie McLaughlan

M +64 21 398 351  
jamie.mclaughlan@nzsir.com

Simon Smith

M +64 27 492 1698  
simon.smith@nzsir.com

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New Zealand

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AUCTION



OSTEND, 30 Natzka Road

“Garden Sanctuary Meets Central Convenience”

Set over half an acre of established grounds with mature fruit trees, this rare gem offers space to truly enjoy the outdoors -whether relaxing in the expansive garden, letting the kids roam, or exploring the potential to add additional dwellings. This property boasts one of Waiheke's original homes and captures the spirit of something so many search for but rarely find. 30 Natzka Road offers an opportunity to own a slice of Waiheke's past with plenty of space for future development. The flat section provides potential for additional dwellings, making it a perfect canvas for future growth. The charming 3-bedroom home offers a bohemian ambience, harmonising with its natural surroundings. You can update the interior or embrace its vintage charm, all while enjoying modern comforts. Located centrally - just minutes from all amenities. With the added potential for a sheltered studio or office build, this property is ideal for a work-from-home setup or extra income opportunities.

3 1

Floor: 122 sq m Land: 2,188 sq m (more or less)

**AUCTION:** 11:00 a.m. Friday 2 May 2025, On-Site (unless sold prior).

**VIEW:** [nzsothebysrealty.com/WAG10990](https://nzsothebysrealty.com/WAG10990)  
Open homes 11:00 - 11:45 a.m. Saturday 19 and Sunday 20 April 2025 and by Appointment

**JAMIE MCLAUGHLAN:** +64 21 398 351  
[jamie.mclaughlan@nzsir.com](mailto:jamie.mclaughlan@nzsir.com)

**SIMON SMITH:** +64 27 492 1698  
[simon.smith@nzsir.com](mailto:simon.smith@nzsir.com)





FOR SALE



ONEROA, 65C Makora Avenue

Dream BIG at 65c Makora Avenue

Over half an Acre of Premium Land – 2,102 sq m. Own a piece of paradise in Oneroa. This is more than land—it’s the foundation for your dream lifestyle. Why this Property is Unmissable: PRIME LOCATION: Short stroll to Oneroa village and ferry—convenient with peace and privacy. SPECTACULAR SEA VIEWS: Vistas over Huruhi Bay with all-day sunshine - every moment feels like a holiday. FLAT, BUILD READY LAND: Near-level building platforms for effortless home design. FULLY EQUIPPED: Power and data cabling installed; driveway formed. Geotech reports confirm shallow footings. Wastewater report shows potential for a 5-bedroom home and pool. ULTIMATE PRIVACY & SPACE: 2,102 sq m of lush greenery for gardens, retreat, or visitor accommodation. EASY COASTAL ACCESS: Direct walking access to The Esplanade for scenic foreshore strolls. Secure prime, build-ready land in a location where opportunities are scarce. Imagine peaceful mornings, sweeping sea views and the freedom to design your perfect haven.

Land: 2,102 sq m (more or less)

**PRICE:** \$1,295,000  
**VIEW:** [nzsothebysrealty.com/WAG10982](https://nzsothebysrealty.com/WAG10982)  
By Appointment only  
**SIMON SMITH:** +64 27 492 1698  
[simon.smith@nzsir.com](mailto:simon.smith@nzsir.com)  
**JAMIE MCLAUGHLAN:** +64 21 398 351  
[jamie.mclaughlan@nzsir.com](mailto:jamie.mclaughlan@nzsir.com)





NEW LISTING - AUCTION



PALM BEACH, 57 Hill Road

Townhouse-At-The-Beach Retreat

When I sold our clients the land 8 years ago I thought to myself 'good luck to them', but what has emerged is startling, proving yet again that there are plenty smarter than me... This property is a testament to elegance and expert use of a tiered site on a north-western slope which laps up the sun and the gentle zephyrs that cool these sheltered valley precincts. Show your guests the front and centre water views of Little Great Barrier and the Noises that typify Hill Road. Money has been spent in all the right places on this primary one-level home; open-plan living and wrap-around decks bring the outside in - bathrooms are timeless in tone and timber floors add warmth and authenticity. There is user-friendly space or storage for all your crew or your work-from-home offices and drive-on double parks for two. Meander the arcing road to your salt water panacea that is Palm Beach. On a dartboard triple 19 is hard to find - #57 is a Bull's Eye.

4 2 2

Floor: 218 sq m Land: 916 sq m (more or less)

**AUCTION:** 5:00 p.m. Thursday 1 May 2025, On-Site (unless sold prior).

**VIEW:** [nzsothebysrealty.com/WAG11082](https://nzsothebysrealty.com/WAG11082)  
11:00 - 11:30 a.m. Saturday 19 April and Sunday 20 April 2025 and by Appointment.

**FRANCINE SWEET:** +64 21 060 8998  
[francine.sweet@nzsir.com](mailto:francine.sweet@nzsir.com)





SOLD PRIOR TO AUCTION



PALM BEACH, 8 Hill Road

Hear The Roar

If you can't relax here, call your psychiatrist. Tucked-up 200 metres from the beach, on its quarter-acre north-western pew is an Initial re-make with panache. We love rattling off Waiheke bach nostalgia - old-world lawn - outdoor shower to wash off sand - evening sun to extend summer - knock yourself out with a decent book on this deck. But it is the specifics that get wedged in memory. The ones AI can't capture if it wrote this ad. The scent of a mature lavender along a rain-beaten concrete path, a small (but seriously sexy) channel of water view. You'll hear waves more than neighbours. Other essentials are provided for, such as an easy drive and multi-use garage. The freshly painted open-plan country kitchen and living are simply gorgeous. Superstitious? Always buy Number 8. Our sellers ditch one Hill Road address for another in this move, opening a near-waterfront gallery seat for you.

3 2 1

Floor: 129 sq m Land: 1,047 sq m (more or less)

**AUCTION:** 5:30 p.m. Thursday 1 May 2025, On-Site (unless sold prior).

**VIEW:** [nzsothebysrealty.com/WAG11065](https://nzsothebysrealty.com/WAG11065)  
11:00 - 11:30 a.m. Saturday 19 April 2025

**FRANCINE SWEET:** +64 21 060 8998  
[francine.sweet@nzsir.com](mailto:francine.sweet@nzsir.com)





# The Collection

WAIHEKE ISLAND

New Zealand

Sotheby's

INTERNATIONAL REALTY

WILL NOT BE SOLD BEFORE AUCTION



## All the World's a Stage

### 28 Pacific Parade, Surfdale, Waiheke Island

A Phoenix has arisen on the Parade. The statement made when an excellent craft builder meets imperious design. This luxury two-bedroom home defies convention—where clean lines meet rich textures, and subtle design cues evoke the sophistication of European theatre. Every detail has been considered: an integrated office, laundry, and storage are artfully concealed within a central internal block—the quiet heart of the home.

The Island's favourite views appear from several corners - watch the sun melt into a kaleidoscope of colour. Decks rival any ocean liner but use them as the sun and wind dictate.

We invite your artwork and landscaping dreams to the door, as the ultimate addendum to your statement. If a permanent holiday is your preference, anchor yourself in this black cedar headliner.

Sydney beckons our owner who reiterates that no compromises were sought ... nor undertaken and insists that this new home goes on the block.

2 2 3

Floor:131 sq m Land:958 sq m (more or less)

**AUCTION:** 12:00 p.m. Saturday 26 April 2025 On-Site (unless sold prior)

**VIEW:** [nzsothebysrealty.com/WAG11066](https://nzsothebysrealty.com/WAG11066)  
Open home from 12:00 - 12:30 p.m.  
Saturday 19 and Sunday 20 April 2025  
and by Appointment

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