

BAYLEYS

PROPERTYVIEW



Oneroa 72 The Esplanade

Prized peninsula property

Elevated above the glistening bay, this exceptional property captures the essence of contemporary coastal living. Completed in 2009 to the highest standard, this residence offers seamless indoor-outdoor flow, with captivating views across sparkling blue waters - a true sanctuary where every day feels like a holiday. A luxurious master suite is completed with walk-in wardrobe, en-suite, and private deck access to soak in the views with your morning coffee. Driveway access to the property is 60B Burrell Road.

bayleys.co.nz/2157271

1,090sqm 3 2 2

Auction (unless sold prior)  
2pm, Weds 21 May 2025  
View Sat/Sun 1.00pm-1.30pm  
Jacob Heatley-Adams 027 329 7382  
jacob.heatleyadams@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008





FINAL NOTICE

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, a single garage and extra storage under the house. Move in now!

bayleys.co.nz/2157257



3 1 1 1 2

**Tender (unless sold prior)** Closing 4pm, Thu 8 May 2025  
145 Ocean View Road, Oneroa, Waiheke Island  
**View** Sat/Sun 1.30-2pm or by appointment  
**Mandy Brown** 0274 822 460  
mandy.brown@bayleys.co.nz  
**Holly Brown** 021 2422 036  
holly.brown@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, 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



1,090sqm 2 1

**For Sale by Deadline Private Treaty (unless sold prior)**  
4pm, Thu 15 May 2025  
145 Ocean View Road, Oneroa, Waiheke Island  
**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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## 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** Saturday & Sunday 2:00pm - 2:30pm

**Auction** Saturday 28 June (unless sold prior)



**Matthew Smith**

021 924 435

matthew.smith@raywhite.com



**Shelley Dewar**

021 190 1344

shelley.dewar@raywhite.com





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Must See Video



## 143 Cowes Bay Road **Waiheke Island**

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

This natural wonderland of over 30 acres 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

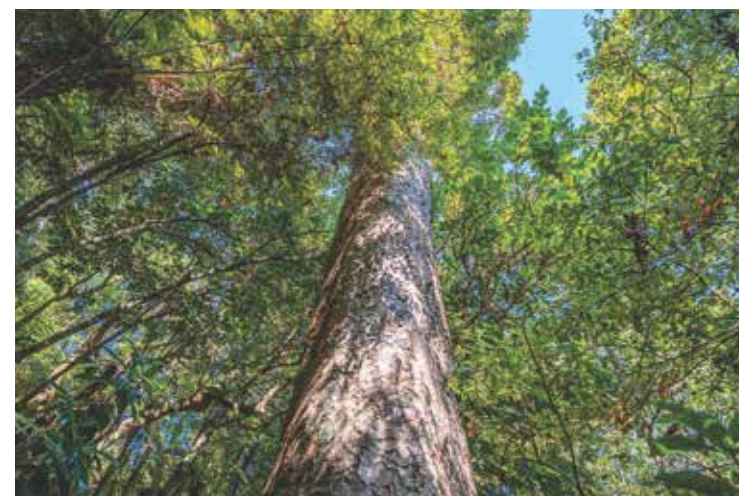
**Tender** Closes 4:00pm, Thursday 15 May (unless sold prior)



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



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







**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**  
18 May @ 12 noon on-site (unless sold prior)

**VIEW**  
Sat and Sun 1 to 1.30pm

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

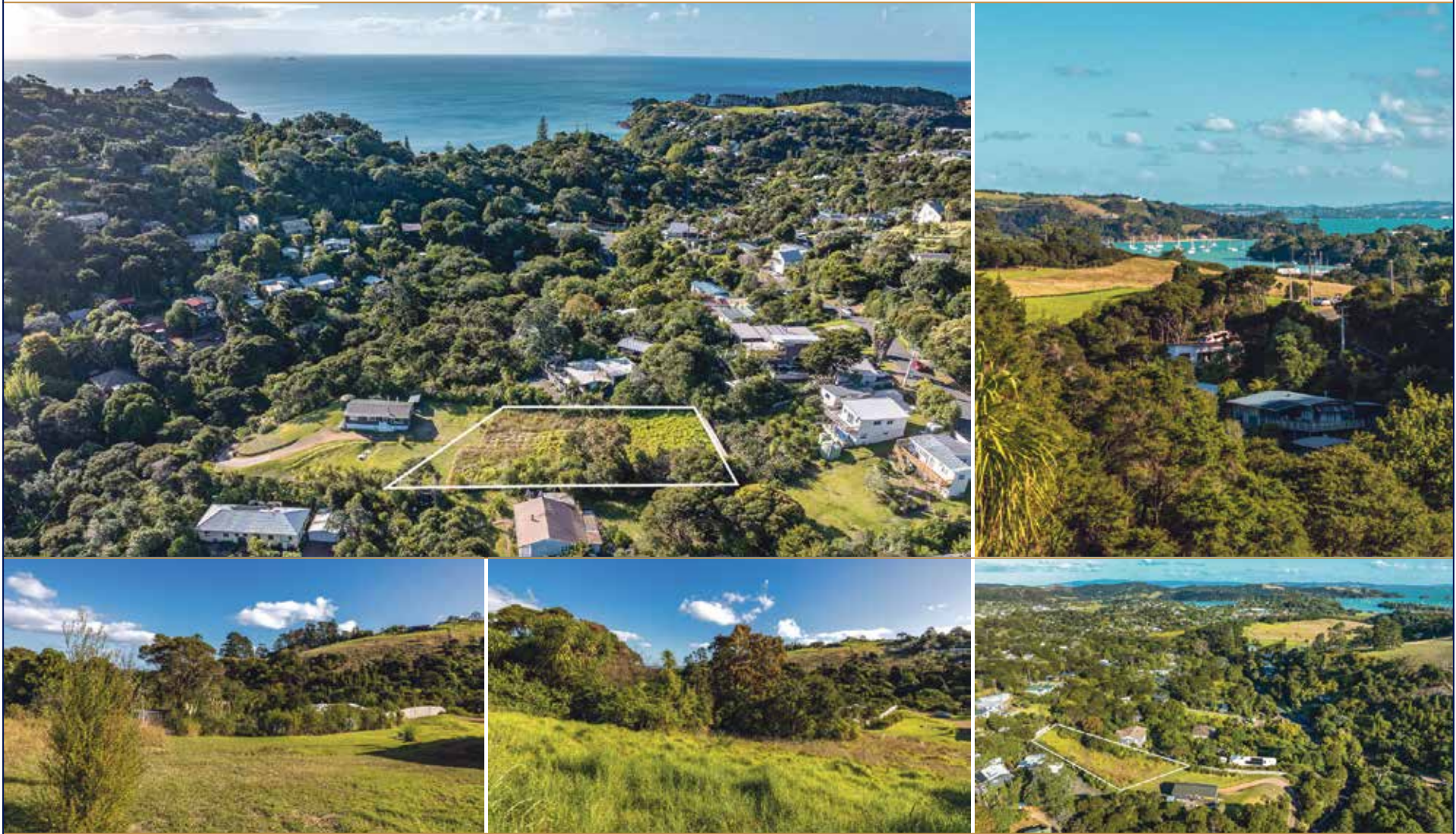
**Helen Howe** 022 036 1844  
helen@hhrealestate.co.nz







# Palm Beach Section with Ease Design and Architecture by You!



## 12b Te Toki Road, Waiheke Island

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 within 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.

1523 square metres is generous, the resource consent allows for site coverage of 166 square metres so plenty of garden to roam and relax in. The site is animal and child safe, tucked privately well back from the road. A concrete driveway is formed and retained from the road, you get to add services and extend to your western boundary.

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.

Resource consent, LIM and Property file available on request.

Boundary Lines are indicative only.

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

**FOR SALE:** \$725,000  
**VIEW:** [nzsothebysrealty.com/WAG11034](https://nzsothebysrealty.com/WAG11034)  
Viewings by Appointment  
**LISA HOPEWELL:** +64 27 451 8887  
[lisa.hopewell@nzsir.com](mailto:lisa.hopewell@nzsir.com)





# The Collection

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## North-Western Slopes

### 57 Hill Road, Palm Beach, Waiheke Island

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 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 saltwater 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:** 12:00 p.m. Saturday 17 May 2025  
National Exhibition Gallery, 13 Britomart Place, Auckland (unless sold prior)

**VIEW:** [nzsothebysrealty.com/WAG11082](https://nzsothebysrealty.com/WAG11082)  
Open home from 11:00 - 11:30 a.m.  
Saturday 3 and Sunday 4 May 2025  
and by Appointment

**FRANCINE SWEET:**  
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[francine.sweet@nzsir.com](mailto:francine.sweet@nzsir.com)



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