



**BAYLEYS**

**PROPERTYVIEW**



**Ostend** 39 Whakarite Road

**Jump on the property ladder!**

Welcome home to 39 Whakarite Road! Soak up the sunshine from the generous decks of this elevated, west-facing home, perfectly positioned on a substantial 1,092sqm (approx.) section. This very spacious two-bedroom property offers a warm and welcoming retreat in a central location - just moments from the vibrant heart of Ostend village, with its array of shops, cafes, the popular Saturday Market and the RSA. Enjoy the convenience of nearby bus routes, all within easy walking distance, making island travel a breeze.

[bayleys.co.nz/2157324](http://bayleys.co.nz/2157324)

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**Tender** (unless sold prior) 4pm, Thu 29 May 2025

**View** Sat/Sun 11.30am-12pm

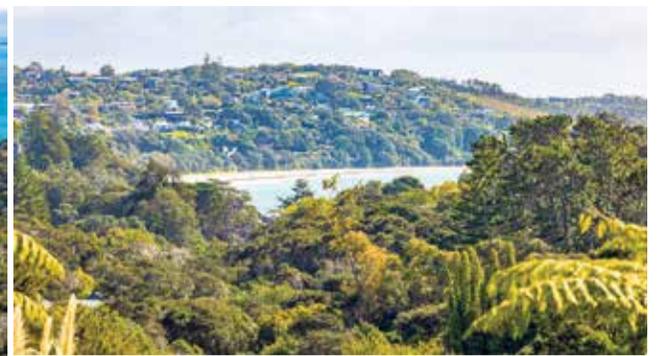
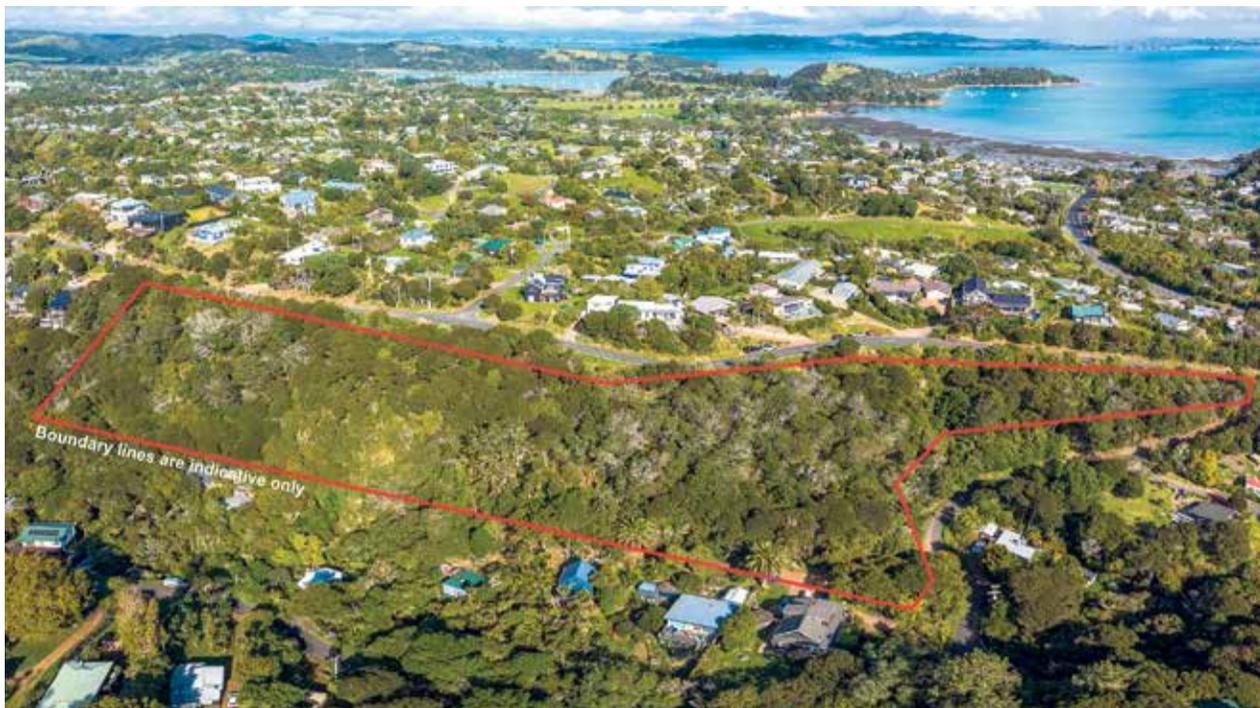
**Mandy Brown** 027 482 2460

[mandy.brown@bayleys.co.nz](mailto:mandy.brown@bayleys.co.nz)

**Holly Brown** 021 242 2036

[holly.brown@bayleys.co.nz](mailto:holly.brown@bayleys.co.nz)

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



**Surfdale 1A Pacific Parade**

**Resource consent granted for six titles**

Located in a prime spot on Waiheke Island, 1A Pacific Parade offers a rare, fully consented six-lot subdivision just minutes from beaches, Oneroa village, schools, and transport links. This 1.345-hectare north-facing property blends lifestyle, location, and development potential. Waiheke's natural charm—bays, bush, and walks—meets everyday convenience, with cafés, shops, and ferries nearby. Ideal for residential development, home-and-income, or land banking, the groundwork is done: subdivision consent is approved, Lot 1 has sea views and dwelling consent, and all lots exceed 2,000sqm. A new accessway and legal easements are in place, ensuring a smooth path forward. This is a smart, practical option for developers, investors, or those seeking to secure a foothold in a central island location with strong future value.

For resource consent documents and more details, visit [bayleys.co.nz/2157325](http://bayleys.co.nz/2157325).

[bayleys.co.nz/2157325](http://bayleys.co.nz/2157325)

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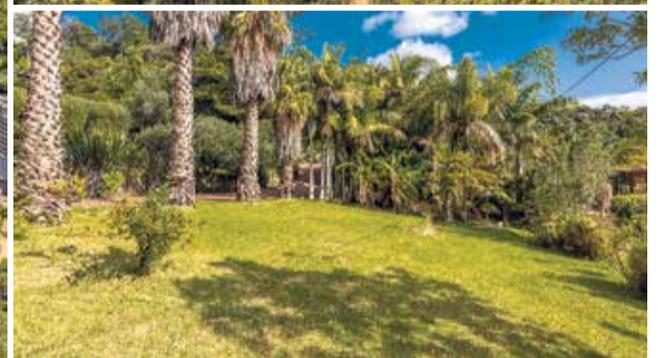
**Asking Price** \$1,550,000 + GST (if any)

**View** by appointment

**Mana Tahapehi** 027 566 0079

[mana.tahapehi@bayleys.co.nz](mailto:mana.tahapehi@bayleys.co.nz)

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**Palm Beach 9 Tiri View Road**

**Once in a lifetime opportunity**

- Positioned in the heart of Palm Beach, this is a rare chance to secure a flat site (1239sqm +/-) with stunning views.
- Just 150 metres from the beach.
- Close to the cafe, store and bus stops, this is an unbeatable location.
- Don't miss this exceptional slice of paradise.
- Whether you're dreaming of your ultimate bach getaway or planning to build your grand design, this property offers flexibility and potential.

Call Hayden to view.

[bayleys.co.nz/2157349](http://bayleys.co.nz/2157349)

4 2 1 1 4

**Auction (unless sold prior)** 2pm, Wed 4 Jun 2025

Bayleys House, 30 Gaunt Street, Auckland Central

**View** Sun 3-3.30pm or by appointment

**Hayden Ringrose** 021 590 668

[hayden.ringrose@bayleys.co.nz](mailto:hayden.ringrose@bayleys.co.nz)

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**Palm Beach** 15 Matapana Road

### Northern treasure: A Palm Beach sanctuary

Perched above Palm Beach, this beautifully refreshed four-bedroom, three-bathroom home offers sweeping views of the Hauraki Gulf and a relaxed seaside lifestyle just a short stroll from one of Waiheke's most loved beaches. Recently renovated, it features fresh paint, stylish bathrooms, and elegant drapes. Light-filled open-plan living is complemented by a wood-burner, two heat pumps, and a sunroom. Expansive decks overlook the ocean, while the master bedroom enjoys beach views and a walk-in wardrobe. Upstairs are two gabled bedrooms with a modern bathroom, one with a Juliet balcony. A self-contained basement studio opens to a flat lawn and includes internal garage access. A second garage with workshop, lush gardens, and a wide driveway complete the picture. Set in a tightly held northern enclave with easy access to the beach, bus stop, and local store, this is an exceptional opportunity for holiday or full-time living in paradise.

bayleys.co.nz/2157319

4 2 3 2 2

**Price by Negotiation**

**View** by appointment

**Mana Tahapehi** 027 566 0079

mana.tahapehi@bayleys.co.nz

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**Onetangi** 19 Victoria Road South

### Architectural excellence meets coastal living

Set on a generous 1,693 sqm site and backing directly onto the Forest & Bird Reserve, this Peter Hill-designed residence combines smart contemporary finishes with timeless architectural details. Elevated to capture panoramic views to Little Barrier Island, the north-facing residence enjoys uninterrupted vistas over native bush and sea. A striking bridge entry leads to light-filled interiors with vaulted ceilings and expansive glazing. The upper level features an elegant kitchen, open-plan living, a large deck with Louvretec roof, and a private master suite. Downstairs includes two bedrooms, a bathroom, lounge, rumpus, laundry, and access to terraced gardens with a hot tub. Additional highlights include a double garage, ample storage, established landscaping with fruit trees and veggie beds, plus water tanks and irrigation. Located near Onetangi Beach and top amenities, this home combines architectural pedigree with modern, functional living.

bayleys.co.nz/2157333

4 2 2 2 2

**Price by Negotiation**

**View** by appointment

**Mana Tahapehi** 027 566 0079

mana.tahapehi@bayleys.co.nz

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### 3 Nepean Avenue **Orapiu**



Only  
5 minutes  
drive to  
**ORAPIU  
WHARF**

**huge reduction - priced to sell**

**5 MINUTES WALKING DISTANCE FROM THE BEACH**

Looking to develop a Waiheke Bach or get a foot on the property ladder... Job Done! 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 6m caravan with mains power provides a double bed and the usual camping styled facilities. 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

[waihekerealestate.co.nz](http://waihekerealestate.co.nz) | Waiheke Real Estate Limited Licensed (REAA 2008)



**Steve Miles**  
LICENSEE SALESPERSON  
**021 262 6500**



### 32 Hamilton Road **Surfdale**



**new listing**

**OUTSTANDINGLY SIMPLE LAND**

What you see – is what you get! No complications like it was 40 years ago when Waiheke’s building boom from 1985 to 1995 was in full swing. There was plenty of land like this to choose from, but now, not so much. As land like this – easy gradient, garden section with full sun and close to transport – is exceedingly difficult to find, especially at this price, there will be many clued-up buyers ready to take notice. With a CV of \$660,000, this 809 m2 section is priced to allow full development without breaking the bank. Best of all its Land Unit is “Island Residential 1” – or Traditional Residential as it used to be known, which means “less rigmarole” to gain Building Consent.

**for sale** \$595,000  
**view** By Appointment

[waihekerealestate.co.nz](http://waihekerealestate.co.nz) | Waiheke Real Estate Limited Licensed (REAA 2008)



**Tom Hughes**  
LICENSEE SALESPERSON  
**021 354 531**



**FOR SALE**

**3 Kuaka Road, Oneroa**

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. The open plan lounge, living and dining area flows out to a covered sun-drenched north-facing deck. This property is private, tranquil and spacious and with five outdoor areas to relax, entertain, and BBQ in.

[rwwaiheke.co.nz/WAI30479](http://rwwaiheke.co.nz/WAI30479)  
Waiheke Real Estate Limited Licensed (REAA 2008)

3 3 3 2

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



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

**View**  
Sat & Sun 12:00pm - 12:30pm



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



**FOR SALE**

**11 Burrell Road, Oneroa**

Here's a place where you'll feel completely on top of the world. This is not a bach nor an upsized holiday home but a substantial, quality dwelling with almost every room taking in different aspects of the myriad of breathtaking views this wonderful property offers. Well-presented and modern, the home comprises three bedrooms, two bathrooms and a separate office that's ideal for those working from home.

[rwwaiheke.co.nz/WAI30370](http://rwwaiheke.co.nz/WAI30370)  
Waiheke Real Estate Limited Licensed (REAA 2008)

3 2 1

**For Sale**  
By Negotiation



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

**View**  
Viewing Strictly By Appointment



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



## Palm bliss

39-41 Cory Road PALM BEACH

Set proudly above the sparkling waters of Palm Beach, this exceptional three-bedroom, two-bathroom home offers relaxed island living with breath-taking views and room to grow. Positioned on two generous sections. This is a rare opportunity to secure a slice of Waiheke paradise with the kind of privacy, outlook, and potential that seldom comes to market. From the moment you arrive, the feeling is one of calm and escape. Surrounded by established native planting and birdsong, the property opens up to reveal uninterrupted views stretching across the Hauraki Gulf to Little Barrier and beyond. Whether you're enjoying your morning coffee on the deck or entertaining guests as the sun dips below the horizon, the ever-changing seascape is simply mesmerising. Inside, the home has been designed with comfort and flow in mind. The open-plan living, dining, and kitchen area is light-filled and spacious, connecting seamlessly to the wraparound deck. Large windows and sliding doors frame the view and bring the outdoors in, while timber finishes add warmth and texture throughout. The kitchen is well-appointed with modern appliances, ample bench space, and storage-perfect for both casual meals and entertaining on a larger scale. All three bedrooms are generous in size, with peaceful outlooks and plenty of natural light. The master suite features its own access to the deck and sheltered pondering nook, while both bathrooms are contemporary and well-finished. Set on a substantial landholding, there's no shortage of space for outdoor living, gardens, or future enhancements. Whether you're looking to expand, add a minor dwelling (subject to council approval), or simply enjoy the land as-is, the potential here is enormous. Just a short walk or drive to the beach, local café, and bus stop, and a quick trip to the ferry and Oneroa Village.

3  2  1  2 

**For Sale** Deadline sale closes 5pm Wed 4 June (unless sold prior)

**View** Sat 1-1:30pm 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



## Teacher's pet

42 Tahatai Road ONEROA

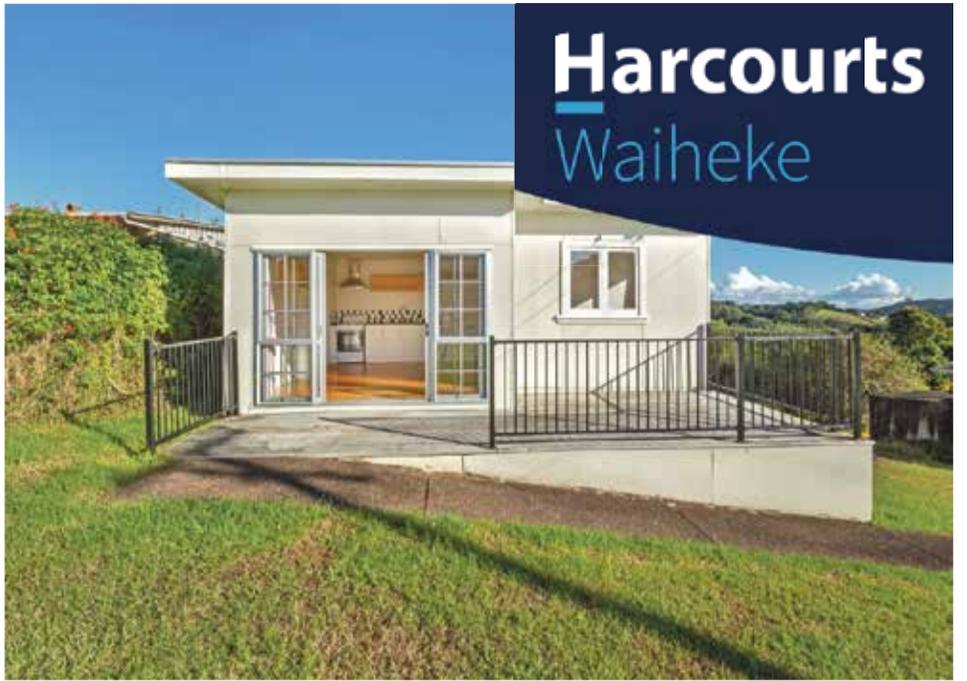
Final notice. This is the home that tells a story. Waiheke is scattered with homes that exude personality but rarely are we introduced to something quite so unique. 42 Tahatai is a beautifully converted historic schoolhouse, now re-imagined as a light-filled, private sanctuary in the heart of Oneroa Village. Once a place of learning, this special home still carries the soul of its past - with native timber floors, doors, and detailing telling stories of generations gone by. The twenty five year custodianship confirms how difficult the decision has been to pass this treasure into new hands. Heritage is celebrated with modern comfort. Having enjoyed a light renovation there is still room to add your own flair however, what's most important is still intact. Soaring high ceilings, original features, and sun-drenched living spaces create a feeling of openness and calm, while clever updates ensure it's move-in ready. There are two spacious bedrooms plus a equally spacious office (currently used as a bedroom). Just doors from the beach - yes, 30 seconds to a morning swim - and fully fenced for privacy, it's the kind of spot where barefoot living and village life go hand in hand. Enjoy all-day sun, birdsong, and sounds of the tide rolling in from your own coastal haven. Leave the car behind: you're only minutes on foot to local cafés, shops, Piritahi Marae, and the ferry. With its quiet location and pony club neighbours you see & hear more horses passing than cars. Whether you're looking for a relaxed home, a weekend escape, or a unique investment, this one ticks all the boxes.

School's out. Paradise is in session.

2  1  1  2 

**For Sale** Deadline sale 5pm Wed 28th  
May(unless sold prior)  
**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



## Onetangi 10 Pah Road

### Liquidation Sale

Simplicity, proximity, serenity. At the end of a quiet cul-de-sac near beach tracks, this 1940s one-bedroom cottage offers a peaceful retreat. Set on a predominantly gently sloping site, it overlooks the Onetangi Valley and nearby vineyards. Timber floors, an open lounge, and a sun-drenched deck create a relaxed flow, while the compact kitchen is practical and unfussy. Underfloor insulation, water filtration and two water tanks ensure comfort and ease.

It's not grand or large—but it's honest, warm, and ready for new beginnings. The section is manageable yet full of potential, leaving space for what matters most: time, beauty, and freedom.

If you've been waiting for a sign to slow down—this is it. Come see for yourself.

721m<sup>2</sup> ☒ 1 🛏 1 🚿 1 🚿 1 🚿 2 🚗

**Auction** In-Rooms 29th May 12.00pm  
128 Hurstmere Road Takapuna. Will not be sold prior  
**View** Sat/Sun 10.15-11.00am  
harcourts.co.nz/ L34164430



**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



## Surfdale 5 Blake Street

### A Classic Reflection of Time and Place

This 1970s home reflects a time when coastal living in New Zealand meant space, practicality, and a strong connection to the outdoors. Just 50 metres from Surfdale Beach, its level site and central location—seven minutes to both Matiatia Ferry and Ostend Village—put it at Waiheke's heart.

Upstairs, a generous kitchen flows to a dining room and a raked-ceiling lounge opens to a full-length, north-facing deck. Three sunlit bedrooms (main with deck access) plus bathroom and WC complete the floor.

Downstairs offers secondary living, rumpus, laundry, bathroom, WC and extensive storage—ideal for guests or evolving needs. A double garage, workshop, car pit and outbuildings reflect the home's practical roots.

With solid bones and timeless proportions, it's ready for restoration or reinvention.

809m<sup>2</sup> ☒ 3 🛏 1 🚿 2 🚿 2 🚿 2 🚿 2 🚗 2 🚗

**Auction** (USP) In-rooms, 29th May 12pm  
128 Hurstmere Road Takapuna  
**View** Sat/Sun 12pm-1pm  
harcourts.co.nz/ L33464382



**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



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Unit 5, 28 Belgium St, Ostend 09 372 3688

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INTERNATIONAL REALTY



**FOR SALE**

**Private Island Retreat  
Vendors Relocating**

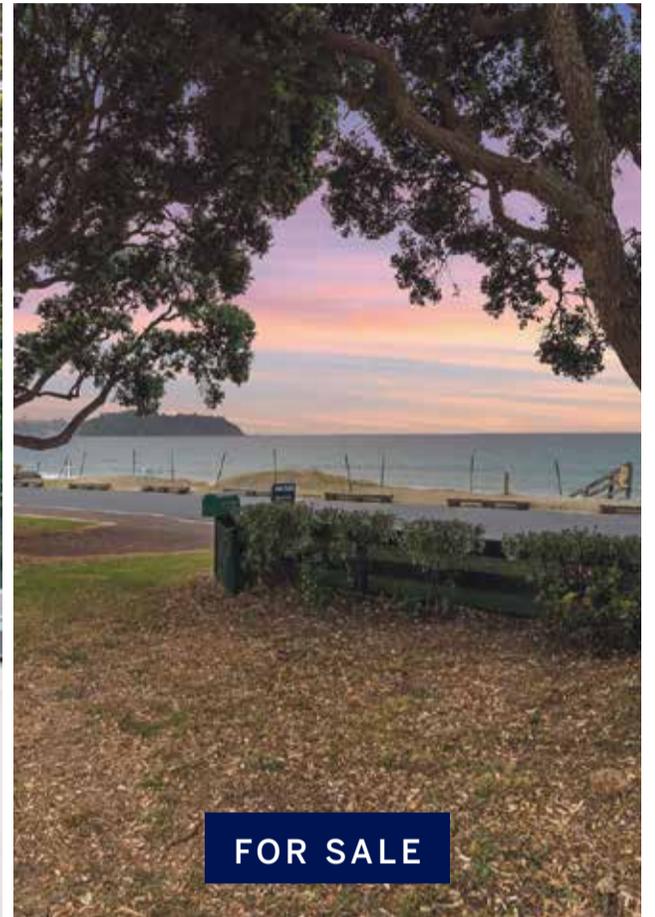
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# Connecting you with your 1 of 1

**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.



**CJ CHRIS JONES**

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

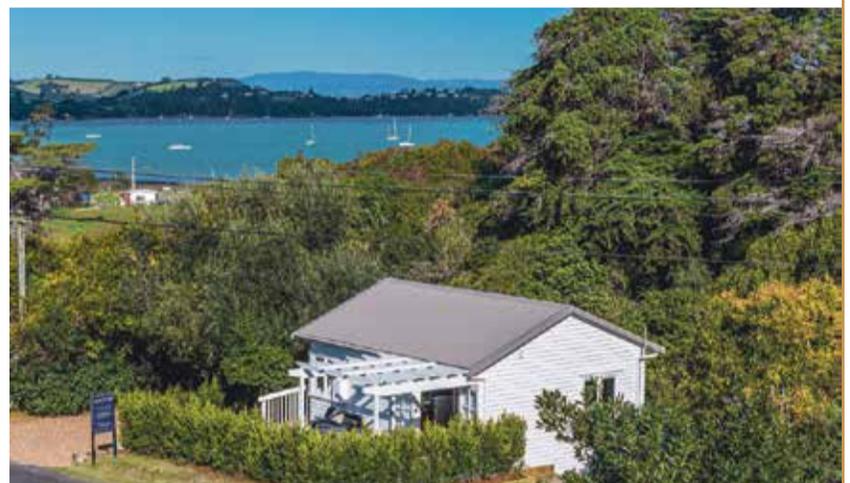
# The Collection

WAIHEKE ISLAND

New Zealand

Sotheby's

INTERNATIONAL REALTY



## Cottage of Eternal Summer

25 Tahatai Road, Oneroa, Waiheke Island

Often the best way to overcome desire is to satisfy it. If you missed your first 'Mid Summer Night's Dream' this season, here is the chance to sort it.

Get ready to spend all your days in full sunlight on this quiet street in the upper-east parts of Oneroa village. While she presents as pure and angelic ... please tell me that new fibre is installed, every weatherboard rectified, and that all floors are insulated...all the grunty stuff has been attended to.

Forget about a first home in Pokeno, Horrenderson or Albany ... park your money in Oneroa - we even have double off-street!

When you arrive on the doorstep you will realise you are never sick of seeing another native timber floorboard, stained glass window or garden paver.

Has enough been said? The rest only gets better. Wrapped up like a gift at #25 do you take this little white cottage to be your lawful wedded bride?

2 1 2

Floor:60 sq m Land:842 sq m (more or less)

**AUCTION:** 5:00 p.m. Thursday 29 May 2025  
On-Site (unless sold prior)

**VIEW:** nzsothebysrealty.com/WAG11096  
Open home from 10:00 - 10:30 a.m.  
Saturday 24 and Sunday 25 May 2025  
and by Appointment

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



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