



**Onetangi** 2 Te Makiri Road

**Designed for space and comfort – vineyard views**

This architect-designed home delivers modern functionality with timeless appeal. Light-filled and airy, it features soaring ceilings, expansive open-plan living spaces, and generously sized bedrooms with deep storage throughout, complemented by three well-appointed bathrooms. Positioned to embrace sweeping panoramic views of lush, vineyard-covered valleys, the home enjoys a captivating outlook across the vines to Casita Miro and beyond. The north-facing, landscaped garden is a true retreat—offering a hardwood deck, a sheltered seating area with a stone fireplace, and a pétanque court thoughtfully blended with native planting.

832sqm  3  3 

**Set Sale Date (unless sold prior)**  
2pm, Thu 19 June 2025  
**View** Sat/Sun 11-11.30am  
**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 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** On site Saturday 28 June (unless sold prior)



**Matthew Smith**  
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**Shelley Dewar**  
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26 Pacific Parade **Oneroa**



section

SUPERIOR RIDGE TOP REGENERATION SITE

This desirable 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  
**details** 985m2 section | Sea views

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Tom Hughes  
021 354 531



32 Hamilton Road **Surfdale**



section

OUTSTANDINGLY SIMPLE LAND

What you see is what you get! No complications, just like it was 40 years ago when Waiheke's building boom was in full swing from 1985 to 1995. Back then, there was plenty of land like this to choose from, but now, not so much. Given that 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  
**details** 809m2 section | Full-sun garden section

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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** 1,006m² section | CV \$400,000

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Tom Hughes  
021 354 531



26 Burrell Road **Oneroa**



section

DELIGHTFUL SEA VIEWS

With a future house site sitting near the northern boundary you will be looking out to expansive views stretching from Stoneyridge hills down to Surfdale and Putiki Bay, and then across the Tamaki Strait all the way to Maraetai and that's only the East View. Which still leaves the west view out across Te Huruhi Bay. The land is of a gentle grade and will leave you with easy drive on land comprising half bush on the lower side and a chance to develop large gardens on the high side benefiting from its sun orientation. Of the many sections on the market, 26 Burrell Road may well be one of the easier ones to develop – with either a boutique build or a factory move on build. Unlike many bare sections on Waiheke you could drive right on the land today.

**for sale** \$795,000  
**details** 792m2 section | Twin sea views

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Waiheke Weekender **GULF NEWS**





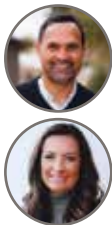
**ONEROA 27 QUEENS DRIVE**  
**POISE, POSITION ON QUEENS**

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

**FOR SALE**  
\$2,895,000  
**VIEW**  
Saturday 11.45am - 12.15pm

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



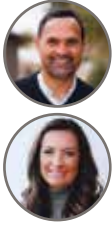
**ONEROA 33A CHURCH BAY ROAD**  
**A RARE FIND: TWO SEA VIEWS, ONE EXCEPTIONAL LOCATION**

Nestled on a private, elevated site, 33A Church Bay Road offers the ultimate blend of privacy, position, and panoramic beauty. This two-level, three-bedroom home captures dual sea views-stretching across both Oneroa Bay, out to the Coromandel and also a view to the Hunua Ranges. The open-plan living area flows effortlessly to sun-drenched decks, ideal for relaxed island living or entertaining with a view. Bright and welcoming interiors complement the natural surrounds, with large windows that bring the outdoors in and frames stunning moon and sunrises. There’s ample room to park boats and cars too! Just a short, easy stroll to Oneroa Village, you’ll enjoy cafes, shops, the beach and two world renowned vineyards just minutes from your door-while still feeling a world away in your own peaceful retreat. Not to mention, the proximity to Matiatia ferry. Excellent access and thoughtful design makes this a rare opportunity to secure a turn-key home in one of Waiheke’s most sought-after locations.

3 1 3 2

**AUCTION**  
22 June 11am (unless sold prior)  
**VIEW**  
Saturday and Sunday 11 to 11.30am

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# The Collection

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## Onetangi Gem – Sea Views, Sun & Income Potential

### 5/8 Victoria Road North, Onetangi, Waiheke Island

Positioned in one of Onetangi's most coveted locations, this elevated retreat offers breathtaking sea views, all-day sun and effortless beachside living.

Part of a tightly held enclave of privately owned homes, this cross-lease freehold property comes with no body corporate fees and no restrictions on use, making it ideal for permanent living, holidays, or short-term rental income.

Inside, two bedrooms, a central bathroom, and a sunken lounge create a warm and inviting atmosphere, while expansive decking offers the perfect setting to unwind or entertain with panoramic ocean vistas as your backdrop.

Currently operating as a successful Airbnb, this low-maintenance coastal haven offers a rare combination of lifestyle and income potential, all within easy reach of Onetangi Beach, its renowned restaurants, and nearby vineyards.

2 1 1   
Floor: 54 sq m

**AUCTION:** 12:00 p.m. Sunday 29 June 2025  
On-site (unless sold prior)

**VIEW:** [nzsothebysrealty.com/WAG11109](https://nzsothebysrealty.com/WAG11109)  
Open home from 11:00 - 11:45 a.m. Saturday 14 and Sunday 15 June 2025 and by Appointment

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