



Surfdale 69 Ocean Road

Easy Island living in central Surfdale

Tucked into a sunny, central Surfdale location, this 1980s two-bedroom home offers a solid, low-maintenance base with scope to add your touch. Owned as a rental since 2019, it has been well maintained and sits on a 921sqm freehold site with easy access and great natural light. The practical layout separates kitchen/dining and living, both opening to a wide west-facing deck with valley, sea and island views. A north-facing garden awaits landscaping. Council compliant with Healthy Homes report, it's ready as a permanent residence or holiday escape. Minutes to Palm Beach, Oneroa Village and Matiatia ferry.

921 sqm 2 1 1 2

Set Sale Date (unless sold prior)
Thursday 16 October 2025
View Sat 12- 12.30pm
Mana Tahapehi 0275 660 079
mana.tahapehi@bayleys.co.nz
Florencia Pillado 021 0476 202
florencia.pillado@bayleys.co.nz



OPEN HOME



Onetangi 9 Hobson Terrace

Private, peaceful and plenty of potential

Privately positioned up a concrete driveway, this elevated 2-bedroom home offers peace, space, and plenty of potential. Set on a generous section, the property enjoys great elevation with decks that capture all-day light — perfect for entertaining, relaxing, or soaking in the surroundings. Inside, you'll find a comfortable and practical layout with open-plan living, a functional kitchen, and two well-proportioned bedrooms. There's significant scope to modernise, extend, or explore development opportunities (subject to council approval), making this an exciting prospect for first-home buyers, investors, or anyone seeking a versatile island property.

bayleys.co.nz/2157553

2,691_{sqm} 2 1 3

Set Sale Date (unless sold prior) 4pm, Wed 15 Oct 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sat 2-2.30pm
Florencia Pillado 021 0476 202
florencia.pillado@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Surfdale 157 Wilma Road

Van Goghs Ear

157 Wilma Road offers an excellent opportunity for builders, developers, or buyers hoping to add value in a way unmatched by other current offerings.

This five-bedroom home provides the generous space and scope needed for a stunning renovation. With its relatively level grounds, the property is perfectly suited for transformation into a landscaped, park-like setting.

Van Gogh would cut off his other ear to have the opportunity to use 157 Wilma Road as his canvas. Fortunately, no one is asking you to do the same but if you leave it too long and miss out you might want to. To avoid hearing loss, call today!

bayleys.co.nz/2157728

827_{sqm} 5 2 1

Price by Negotiation
View Sat 11-11.30am
Oliver Meadows 021 518 884
oliver.meadows@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Surfdale 34 Alison Road

Versatile home, guest ready

This beautiful newly-built home offers modern living with all the charm of island life. Designed for effortless indoor-outdoor flow, the open-plan kitchen, dining, and living area opens through bi-fold doors to a generous wraparound Kwila hardwood deck. Multiple covered spaces to the front and rear create inviting spots to gather — from al fresco dining by the fire pit at sunset, to enjoying a glass of wine on the sheltered front deck while listening to the rain. Adding to the appeal is a recently renovated one-bedroom sleepout, complete with its own private deck overlooking the sunny garden - ideal for guests, extended family, or as a studio. Come and see what this property can do for you.

bayleys.co.nz/2157657

812 sqm 2 1 1

Set Sale Date (unless sold prior) 3pm, Thu 16 Oct 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 1-1.30pm
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz
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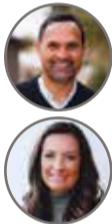
ONEROA 33A CHURCH BAY ROAD
A RARE FIND: TWO SEA VIEWS, ONE EXCEPTIONAL LOCATION

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
Auction 2 November @ 4pm (unless sold prior)
VIEW
Sat and Sun 12 to 12.30pm

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



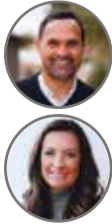
SURFDALE 115 WILMA ROAD

Set on 3.21 hectares of gently undulating land, this grand cedar home offers peace, privacy, and potential. Sweeping rural views and a sense of stillness in every breeze, it's a place to exhale, reset, and dream — all within easy reach of beaches, ferries, schools, and equidistant to Ostend and Surfdale villages. There's room for a pony, space for a pool, and the property is beautifully presented for easy care living. Arrive by a bubbling creek shaded by an ancient Totara, with Karaka and Kanuka alive with birdsong. At the rear, native plantings frame a regenerating wetland, creating a park-like haven. An artesian spring provides around 1,000 litres of fresh water daily. The home is warm and striking, with vaulted ceilings, expansive timber interiors, and light-filled open spaces. A separate downstairs wing offers self-contained living — ideal for guests, extended family, or a home office. Beyond the walls lies opportunity: visitor accommodation, boutique cabins, or wellness retreats could sit easily within the landscape. Ample space and natural beauty all around - this is a lifestyle sanctuary ready to inspire.

3 2 2 1

TENDER
Closes 2pm 23 October 2025 (unless sold prior)
VIEW
By appointment

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





Minutes from Onetangi Beach

78 Waiheke Road ONETANGI

Discover this delightful three bedroom home set on a generous section with stunning views over the native bush of the expansive bird reserve.

Designed for easy living, the property features a large deck perfect for soaking in the tranquil surroundings and experiencing the birdlife such as Kereru, Tuis and Kaka. So good for the soul.

The home is tidy and low maintenance. The open plan living area flows out onto the deck and there is a spacious master bedroom that really feels connected to the environment. There are a further two single bedrooms.

There is ample space under the house with development potential - plans have been drawn up - plus there is a large council-owned parking bay on the road.

Whether you are looking for a starter home, a holiday retreat, or a rental investment, this property offers peace of mind and has no consent issues to worry about.

Just a short stroll to the fabulous Onetangi beach via the road, through the lush Pohutukawa Reserve, or take the spectacular track off Garratt Rd. Enjoy Waiheke's only beach with beachfront restaurants, making this location truly world class.

Our vendor is motivated and has priced competitively, so don't miss this rare opportunity.

3 1 2

For sale \$899,000
View Sat 12-12:45pm or by appointment
Contact
Paul Brisbane 021 942 814
paul@waihekehomes.com

@waihekehomes @waihekehome 143 Ocean View Road, Oneroa



waiheke homes
THE ISLAND'S REAL ESTATE



RayWhite®



4 Waikare Road Oneroa

Prestigious house, minutes to the village, moments to the beach

This beautiful architect-designed home is a flat 300 metres walk from the village's shops and restaurants. Located on one of the best streets on the Island, it looks out over the bay and is less than 500 metres from the boat ramp.

Surrounded by an easy-care, fully landscaped mature garden, the house itself is utterly delightful. Living is upstairs and makes the most of those sea views. With wonderful wooden floors, a gorgeous wooden staircase, air conditioning and a superb, fitted kitchen that opens onto decks at the front and back. There's a gas fireplace in the open plan living, as well as a lovely window seat that takes in the view. Downstairs, you find the master bedroom with an ensuite, two more generous bedrooms, and an excellent family bathroom all with underfloor heating. There's even a luxury sauna with, not surprisingly, a view to the sea. A house this close to the beach has to have an outdoor shower. And it does.

Set back from the road is a large lock-up garage which is also consented to increase in size to a tandem and plenty of space for the boat too. If you're looking for a first-rate lock-up-and-leave holiday home, a dream home to retire to, an exceptional executive home, a premium holiday rental property, or to move out of the city for a change of lifestyle, you don't need to look any further than this.

Vendor has found their next property and requires a sale to seal the deal.



View Saturday & Sunday 12:00pm - 12:30pm
Auction On site 12:00pm, Sat 1 November (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



Matthew Smith
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Shelley Dewar
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RayWhite



100 Margaret Reeve Lane Waiheke Island

Outstanding architecture, spectacular setting

A stunning home set in spectacular gardens, north facing, with private beach access and a very special private setting, makes this a remarkable haven of peace and tranquillity. Surrounded by native bush and birdlife, with its own stream and wetland, and sheltered from southerly winds, sits a unique house built in 2010, designed by eminent NZ modernist architect Len Hoogerbrug. It is sited perfectly, 12 metres above sea level, at the top of the long sweeping driveway to make the most of the views over Dead Dog Bay/Okoka Bay. In fact, everything about the house benefits from Hoogerbrug's creative flair and meticulous attention to detail. Security is assured by the remotely operated CASE gatechain. Bricks used for interior and exterior walls were commissioned from aggregate to complement the Stoneyridge colours in the garden's drystone walls. Polished and sealed - perfect maintenance is assured. The roof is a particular design feature, using the curves of an aircraft wing. All exterior flashings and integral double garage door are zinc. The spacious interior is equally impressive and scrupulously detailed. From the cedar wood shutters on the floor to ceiling glass door to the solid ash doors complete with high spec Chant hardware, SEVRE coloured glass bricks and ECC lighting throughout. The porcelain tiled floor and brick walls provide passive heating enhanced by large skylights and a Pyroclassic woodburner. The aluminium joinery is silver anodized. In the centre is the absolutely superb, polished stainless steel kitchen and butler's pantry, designed by one of NZ's top designers, Robyn Labb. Originally developed as a sculpture park/open garden, the property's 45,774sqm gardens are as unique as the house - designed and planted as a mature woodland garden full of colour and character with stoned quad bike tracks for ease of access. You'll find intriguing sculptures throughout each in its own setting. The rear of the house is encircled by a spectacular sleeper wall. There's a separate utility building here too, with studio, garage/workshop/ loft and carport. There's walking and quadbike access to the beach and adjacent reserve, 3 phase electricity supply, a water bore for the gardens, and a mooring right there in the bay.



View Strictly by Appointment
Auction On site 2:00pm, Sat 1 November (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



Matthew Smith
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29 Calais Terrace Ostend

Premium property, packed with options

You can tell at first sight that this is a stylish, first-rate property. What's not so obvious is just how much is on offer here. First, there's the main house. Tasteful, minimal decor makes the most of its classic construction. Elegant new wood laminate and superb new wool carpets cover the floors. The kitchen and appliances are brand new, as are the vanity and hardware in the bathroom, and everywhere has been freshly painted. There are peaceful elevated bush views from the sunny decks onto which the open plan kitchen/dining/living opens out. There are two splendid double bedrooms and a neat office/study nook as well. It would be a great house to work from home. Better still, this is a home that can bring in income. Which brings us to the second jewel in this crown - the separate, modern, one-bedroom studio apartment. Classic, white, subway tiling sets off its thoroughly modern kitchen and open-plan dining/living area, which looks out onto its own sunny, covered entertaining deck. Far better than your average studio flat, this apartment has its own tasteful bathroom and chic walk-in wardrobe. It could easily be a great holiday or long-term rental. There's even a storage shed and another new, sizable auxiliary building here. And you still get brilliant access and heaps of off-street parking on this large 1,502sqm (approx.) property. With Woolworths supermarket, Ostend village, shops and the famous Saturday market close by, as well as public transport along Ostend Road, this is a fantastic spot to be in. Whether you're looking for a home, a home and income, a rental investment or maybe somewhere to accommodate your staff on the island, this premium property is packed with options well worth considering.



View Saturday & Sunday 11:00am - 11:30am
Auction On site 10:30am, Sat 18 October (unless sold prior)
 Waiheke Real Estate Limited Licensed (REAA 2008)



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 shelley.dewar@raywhite.com



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20 Church Bay Road

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20 Church Bay Road Oneroa

Edge of the village, on the way to the vines

Turn one way out of the drive here and Oneroa village with its cafes, restaurants and shops is just up the road. Turn the other way and you can be at Cable Bay and Mudbrick vineyards in just a few minutes. Or stay home, relax on the elevated decks that run the full length of the house, and you'll enjoy two lovely sea views. One to the north towards Oneroa Bay, the other to the south across Huruhi Bay. The house itself is on two levels, with three bedrooms and three bathrooms. The master opens onto that generous deck and has views. There's a modern kitchen and dining area with feature subway-style white tiling, a separate laundry, new laminate flooring, as well as two heat pumps. So if you wanted to rent it out, this property meets the Healthy Homes standards. There's plenty of room downstairs too – for storage, a home office, or accommodation for extra guests, you decide. As well as all that, the large 1695m² section gives you a bush-surrounded garden area at the back with plenty of room for kids to romp around, and good off-street parking on the driveway and in the carport at the front. If you're looking for a family home on the island, a sizeable holiday bach or a rental to invest in that's not far from the ferry at Matiatia, this property is well worth looking at.



View Saturday 1:00pm - 1:30pm
Auction On site 5:30pm, Sat 1 November (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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RayWhite



22 Tawa Street Oneroa

Unleash the potential

Positioned in a premium north-facing setting with serene sea views, this exceptional location presents an opportunity to create your dream island home. Whether you're seeking a tranquil escape, a home-and-income investment, or a canvas for your architectural vision, this address has it all. Set on a generous 1,330sqm (approx.) section, the one-bedroom plus loft home is complemented by self-contained guest accommodation - ideal for hosting visitors or generating extra income. Soaring ceilings, abundant natural light, and effortless indoor-outdoor flow onto expansive decks, enhancing the feeling of space. The home's north-facing aspect floods the interiors with sunshine, while a charming fireplace adds warmth and ambience during cooler months. Surrounded by a mature garden with fruit trees, flowering bulbs, and native plantings, the property is a haven for birdlife. Wake to the calls of kākā, kereru and tui. There is significant scope to renovate, extend or reimagine the entire site. Just moments from Oneroa Village and Little Oneroa Beach, this is island living at its most convenient. Stroll to Little O store for a coffee, enjoy fish 'n' chips on the beach from Little O's takeaway, or explore walking tracks and award-winning wineries. With public transport and ferry connections within easy reach, 22 Tawa Street is the perfect base for a laid-back island life. Embrace Waiheke's natural beauty and make your mark in this sought-after location.



View Saturday & Sunday 10:00am - 10:30am
Auction On site 10:00am, Sat 1 November (unless sold prior)
 Waiheke Real Estate Limited Licensed (REAA 2008)



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



16 George Street Surfdale

Plenty of room for guests & teenagers

As soon as you step inside this well-maintained house, the sense of space and light is palpable. Sunlight streams into the large, combined kitchen, dining, and lounge area courtesy of its skylights, as well as the picture windows and sliding doors that open onto the expansive entertaining deck with sea and bush views. The two bedrooms upstairs and an additional family room are all spacious. There you find two doubles and an excellent bathroom with walk-in shower and a separate toilet. And it's not just the house that's bright and airy. There's a splendid separate studio with its own entry and bathroom. The studio also has a skylight and its own deck. A private and peaceful space away from the main house.

With two heat pumps in the house and one in the studio, as well as double glazing throughout, both yours and your guests' creature comforts are well catered for. And the two water tanks mean you can enjoy a long, hot summer here without the risk of running dry. In fact, it's summer when you can really take advantage of this great central location. There are beaches in both directions. Turn right off your parking deck to Palm Beach, a short drive away. Turn left and the beach, shops, and cafes in Surfdale are just down the road.

Is this a neat home, great bach with room for guests & teenagers or the perfect rental investment? Only you can answer that question.



View Saturday & Sunday 2:00pm - 2:30pm
Auction On site 1:00pm, Sun 2 November (unless sold prior)
 Waiheke Real Estate Limited Licensed (REAA 2008)



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Ostend 22 Wharf Road

One Property – Multiple Futures

The land rises to an elevated tableau of sunlight and possibility, The outlook is quiet; unwavering wetlands and native reserve. From dawn to dusk, light fills the home, where rooms adapt easily to changing needs. Multiple work-from-home options, a flexible sunroom, and an expansive courtyard provide spaces to gather, relax or retreat. At the rear, a self-contained chalet offers scope for guests, teenagers, or quiet work. The concrete driveway extends well into the site, with ample parking and turning space. Close to Palm Beach, Te Toki Reserve, Ostend Village and transport, 22 Wharf Road combines utility, adaptability and quiet magic—a home that welcomes change and development potential.

1330m² 3 1 1 1 2 3

For Sale By Negotiation
View Sat/Sun 11.45am -12.30pm
harcourts.co.nz/ L35447963



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karen.mcmahon@harcourts.co.nz



Greg de Marigny
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Cooper & Co Real Estate Ltd REAA 2008



Ostend 14 Sea View Road

Central Opportunity

This Waiheke classic blends character, privacy and practicality. Elevated and set back from the road, the two-bedroom cottage features French doors, polished timber floors, open-plan living and a sun-filled northwest facing deck—partially covered for year-round use. The fully fenced section is generous and private, with room for gardening, play or quiet retreat. A spacious sleep out, modern septic system, two water tanks and ample off-street parking add further value. Beyond lifestyle appeal, the property offers future potential: scope to design and build a new home while retaining or reconfiguring the existing. First home, rental investment or development—this is a central, convenient option ready for your next move.

1214m² 2 1 2 3

Auction (USP) In-Rooms, 30 October 12pm
128 Hurstmere Road, Takapuna
View Sat/Sun 10.30 - 11.15am
harcourts.co.nz/ L36381361



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Greg de Marigny
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EXCEPTIONAL RESULTS? *We make it Possible!*
Unit 5, 28 Belgium St, Ostend 09 372 3688

AUCTION



ONEROA, 24 Nikau Road, Waiheke Island

Next Step? - Nikau Nails It

Carefully curated 1950's cottages with panache are not easy pickings in this part of town. Especially when they boast the raw benefits of a wide flat yard, languorous dual-living areas and prime beach and boat proximity. All hours of the day are catered for at this white, weatherboard, hedged haven – and all on one level, from your morning coffee, pm cocktail, through to retreat at the drawing room fire-side. A panelled Master with its set of French doors offers a hint of hauteur to this all-season bach for relaxed, Island living. Tidy grounds with an immaculate northern lawn, vege patch, fruit trees - from feijoa to plum - are fully fenced. Is this starting to bring a kiwi dream into focus? The offering also includes a large garden studio and two of the most excellent storage sheds you will find. Our owners have been solid custodians and assure us, that while there is nostalgia, there will be no looking back, not even after nine years. Not going once, twice...just going once.

2 1

Floor: 100 sq m Land: 809 sq m (more or less)

AUCTION: 12:00 p.m. Saturday 18 October 2025, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11147
12:00 - 12:45 p.m. Saturday 11 and Sunday 12 October 2025 and by Appointment

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



The Collection

WAIHEKE ISLAND

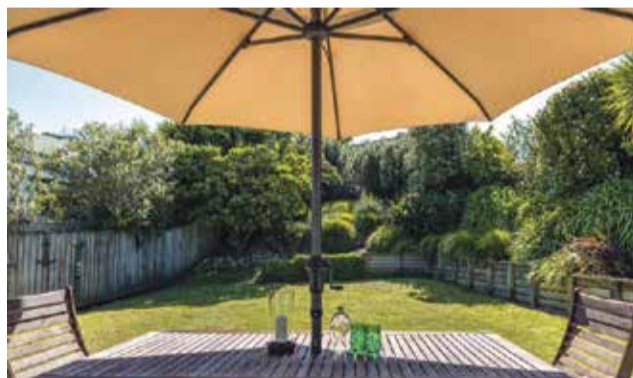
New Zealand

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INTERNATIONAL REALTY



Seaviews and Sunsets – Escape to Surfdale



7 Tetley Road, Surfdale, Waiheke Island

Loved by the same family for 17 years, nestled into a quiet road with a box seat position taking in panoramic sea views stretching across the whole of Huruhi Bay and beyond. Curated island living that embraces comfort and ease.

Superb flow to the Northern deck and manicured lawn, bordered with lush subtropical garden there's plenty of room here for badminton and pitching a tent or two! This suntrap cleverly captures the sea view, and is the place to gather and share a Waiheke vintage as day softly transitions to twilight and intoxicating sunsets.

Surfdale Beach is less than a five-minute walk away for morning swims, dog adventures, playground visits, or even a spot of kitesurfing. The iconic Surfdale Bowling Club, cafés, art gallery, restaurants and shops that make up the vibrant central hub of Surfdale – all within an easy stroll. Local schools are just a few minutes drive away and bus stops are at the end of the road. Both the passenger and vehicle ferries are within a five-minute drive, keeping city escapes or commuting simple.

On the ground floor, a practical well-sized workshop/studio or work from home option. Whether you're seeking a lock-and-leave bach or a manageable low maintenance permanent home, 7 Tetley offers an island lifestyle, location and outlook in one irresistible package. A quick change in tempo for the owners means they have already vacated and you can be here NOW!

2  1  4 

Land: 847 sq m (more or less)

SET SALE DATE: Closes 2:00 p.m.

Wednesday 5 November 2025

(unless sold prior)

VIEW: nzsothebysrealty.com/WAG11144

Open home from 11.30 a.m. – 12.30 p.m.

Saturday 11 and Sunday 12 October 2025

and by Appointment

LISA HOPEWELL:

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