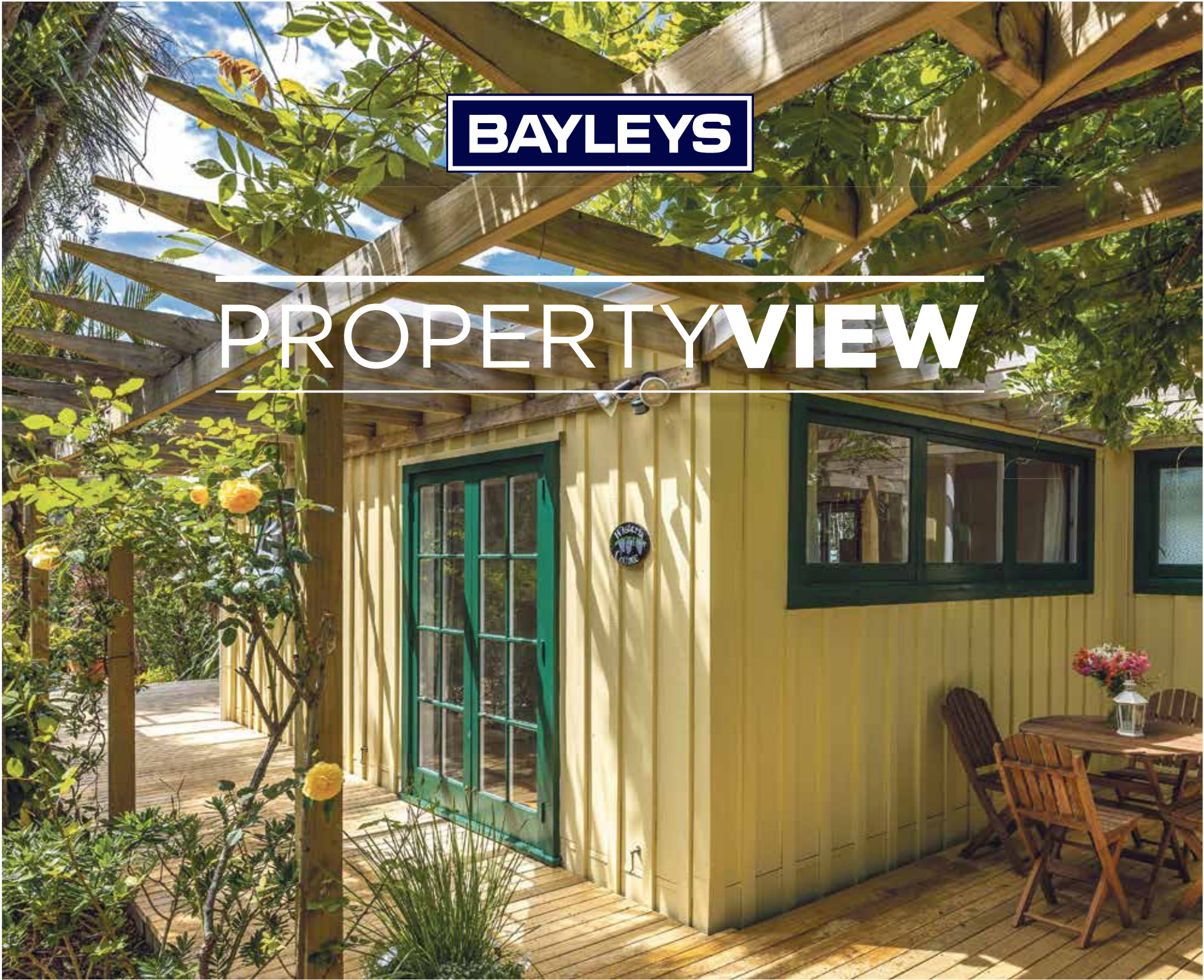




Oneroa 18 Tui Street

Wisteria Cottage

Peek through the gates and prepare to be charmed by Wisteria Cottage. Meticulously cared for and full of character, this two-bedroom home sits on a relatively flat 931sqm section with plenty of garden space to enjoy. French doors open to wrap-around decks filtered with sunlight through rambling wisteria - perfect for slow mornings and long summer evenings. A generous double garage, fenced grounds and private setting add to the appeal. Stroll to Oneroa Beach for a swim or wander into the village for dinner!
bayleys.co.nz/**2157937**

931sqm 2 1 1 2 2

Tender (unless sold prior) 4pm, Thursday 11 Dec 2025
View Sat/Sun 12-12.45pm
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



NEW LISTING



Oneroa 33 Tahatai Road

Sunshine and rural charm

This neatly presented 1990s home offers an excellent entry-level opportunity in one of Oneroa’s most desirable pockets. Ideal as a permanent residence or rental, it delivers comfort, practicality and a superb lifestyle setting. On an 817sqm site, it enjoys a peaceful rural backdrop beside the Waiheke Island Pony Club and Piritahi Marae, with a charming country feel, peak sea views and all-day sun over the house, deck and flat lawn. Inside, open-plan living forms the heart of the home, with a practical kitchen, heat pump and separate laundry. Sliding doors extend to the sunny rear deck for outdoor dining. A concrete driveway leads to a single garage for secure parking and storage. Held in the same family since before 1989, the location blends lifestyle and convenience, walk to Oneroa Village, Oneroa and Blackpool Beaches, with the ferry nearby. A quiet, sunny and well-cared-for home with a unique rural edge and excellent future potential.

bayleys.co.nz/2157984

2 1 1 1 2

Set Sale Date (unless sold prior) 3pm, Tue 16 Dec 2025

145 Ocean View Road, Oneroa, Waiheke Island

View 11-11.30am Sat 29 Nov & Sun 30 Nov

or by appointment

Mana Tahapehi 027 566 0079
mana.tahapehi@bayleys.co.nz

Florencia Pillado 021 0476 202
florencia.pillado@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



OPEN HOME



Oneroa 48 Burrell Road

Coveted Sea Views & Unforgettable Sunsets

With vehicle access from Burrell Road and a legal title on The Esplanade, this exceptional home enjoys a peaceful peninsula position overlooking Huruhi Bay, with uninterrupted views across to Church Bay and beyond.

Bathed in all-day sun, the stylish two-level residence was designed for effortless coastal living. Expansive wraparound north-west facing decks on both levels create seamless indoor-outdoor flow, providing the perfect backdrop for entertaining, relaxing, and watching breathtaking sunsets.

Generous proportions throughout make this home wonderfully versatile for families and guests. The flexible layout includes three spacious bedrooms, two bathrooms plus a powder room, two living areas, and two large offices — ideal for working from home, hosting, or creating additional guest accommodation.

bayleys.co.nz/2157577

3 2 2 2

Set Sale Date (unless sold prior) 3pm, Wed 17 Dec 2025

145 Ocean View Road, Oneroa, Waiheke Island

View Sun 2-2.30pm

Tricia Lafferty 021 611 205 tricia.lafferty@bayleys.co.nz

Kym Aikin 021 596 222 kym.aikin@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



OPEN HOME



Surfdale 15 Wellington Road

Pohutukawa Cottage

Prepare to be charmed as you walk through the doors of Pohutukawa Cottage - a character filled, two-bedroom sweetie! Set on an elevated and sunny 932sqm site the home features easy single-level living, classic wooden joinery, a newly renovated kitchen and the bonus of a generous separate studio for added flexibility. A covered patio creates an inviting space for year-round outdoor dining, and the surprisingly large, flat lawn is a rarity on Waiheke. The opportunities are endless with this land - think lush vegetable gardens, space for children to play or jump on an extra large trampoline or further landscaping if you so desired. The large studio offers wonderful versatility, whether you need a home office, creative retreat or extra space for the children and their friends.

Call Holly or Mandy to view today!

bayleys.co.nz/2157987

933sqm 2 1 1

Price by Negotiation
View Sat/Sun 12.30-1.15pm or by appointment
Holly Brown 021 2422 036
holly.brown@bayleys.co.nz
Mandy Brown 0274 822 460
mandy.brown@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008

OPEN HOME



Ostend 49 Bay Road

Pear Tree Cottage

It will be love at first sight when you step through the French doors of Pear Tree Cottage. Whether you're looking for a much-loved character home, relaxing family bach or rental investment, this could be the perfect property for you! There's more than meets the eye here. Tucked away privately behind the cottage and facing the western sun, lies a large, tree-lined and gently contoured lawn garden, complete with a grand old pear tree. The property also features a separate garden studio space - perfect for creative pursuits, home office space, or overflow space for visitors. The location is superbly central and was one of the reasons our vendors fell in love with Pear Tree Cottage.

Call Holly or Mandy to view today!

bayleys.co.nz/2157983

1,012sqm 2 1 1

Tender (unless sold prior) Closing 4pm, Thu 11 Dec 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 11-11.45am or by appointment
Holly Brown 021 2422 036
holly.brown@bayleys.co.nz
Mandy Brown 0274 822 460
mandy.brown@bayleys.co.nz
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Palm Beach 1 Crescent Road West

Island Haven Moments from Palm Beach

Set on an elevated 1,022sqm sunny corner site, this delightful character cottage is surrounded by lush, established gardens that create a private, tranquil setting. Inside, open plan living flows seamlessly to a covered courtyard overlooking the garden - perfect for relaxed outdoor dining or quiet morning coffee. The modernised kitchen and bathroom blend comfort and style with the home's classic charm. Three bedrooms plus a sunroom provide flexible living, while the separate studio is ideal as a work from home office or creative hideaway. There's excellent parking for cars and a boat, and you're just a short stroll to Palm Beach. Perfectly positioned on the corner of Crescent Road West and Bay Road, this is easy island living with character, sunshine and comfort at its heart.

bayleys.co.nz/2157928

3 1 1 4

Price by Negotiation
View 2-2.30pm Sat 29 Nov & Sun 30 Nov
or by appointment
Cathy Carter 021 790 168 cathy.carter@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Onetangi 19 Te Makiri Road

Near the sand, close to the vines

Just minutes from Onetangi Beach, this 1,681 sqm property offers the ultimate Waiheke lifestyle. Positioned on a peaceful street with stunning views of lush vines and rolling hills, it's ready for you to move in and enjoy. Relax on the sun-soaked front deck or entertain on the expansive rear lawn. The flat driveway provides easy access and generous parking. Inside, an open-plan kitchen and living area frames breathtaking vineyard vistas, while three serene bedrooms overlook greenery. With Casita Miro Vineyard just a short stroll away, wine tasting is at your doorstep. Perfect as a family home, spacious bach, or investment.

bayleys.co.nz/2157718

1,682 sqm 3 2

Set Sale Date (unless sold prior) 2pm, Thu 4 Dec 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sat 10-10.30am or by appointment
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz
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OPEN HOME



Onetangi 59 Onetangi Road

Onetangi Dream

Discover your slice of paradise with this updated 2-bedroom home in the heart of Onetangi, Waiheke Island. Move in or lock up and leave—this property blends modern comfort with effortless island living. Just a short stroll to world-class wineries, the local golf course, and stunning Onetangi Beach with its golden sands, restaurants, and bars. Enjoy ample parking for at least three cars and the ease of a brand-new roof for low-maintenance living. Perfect as a permanent home, holiday escape, or secure retreat, the light-filled open-plan living flows to sunny outdoor spaces. Two cozy bedrooms plus an extra room offer flexibility for family and friends. Don't miss this chance to own a piece of Onetangi's charm - contact me to arrange a viewing and start living the island dream!

bayleys.co.nz/2157952

843sqm 2 1 1

Set Sale Date (unless sold prior) 3pm, Thu 4 Dec 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 10-10.30am
Jacob Lillyman 021 025 81509
jacob.lillyman@bayleys.co.nz

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“Hayden is friendly and very knowledgeable. He was up front with us about our property from the start of the process and kept us up to date throughout.”

S Smith, Little Oneroa

Hayden Ringrose

021 590 668

hayden.ringrose@bayleys.co.nz



ALTOGETHER BETTER

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Onetangi 2 Seventh Avenue

Where the beach, views and vision meet

Just 150 metres from Onetangi Beach, this multi-level coastal home commands sweeping north-facing views and delivers the perfect blend of lifestyle and investment potential. Positioned in one of Waiheke’s most coveted coastal enclaves, the property combines timeless architecture with a series of recent upgrades, creating a solid foundation for savvy buyers to capitalise further. With generous parking, including space for a Sealegs, beach access is effortless.

Inside, the home’s spacious design and soaring ceilings capture light and views from every angle, while wraparound glass enhances the connection to the ocean and surrounding landscape. The layout lends itself beautifully to relaxed indoor-outdoor living. In the meantime, let it earn its keep - short term accommodation potential is exceptional, with cafes, restaurants and the beach just moments away. Whether you hold, enhance or holiday, this is a smart move now and for the future.

bayleys.co.nz/2157721

822sqm 3 2

Tender (unless sold prior) Closing 2pm, Thu 4 Dec 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 1.30-2pm or by appointment
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz
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Te Whau Lot 34, 1 Rothschild Terrace

Sheltered, secluded and sun drenched

Seclusion, tranquillity, and stunning sea views are on offer at this prestigious address on the Te Whau Peninsula. At approximately 5.6 acres completely covered in low maintenance regenerating native forest, this lifestyle block includes a main house with three bedrooms and two bathrooms which include the master bedroom with walk in wardrobe, en-suite bathroom and a sublime view of Putiki and Anzac Bays below. Nestled below the ridgeline, the property offers absolute privacy and shelter from prevailing winds. Facing north means all day sun, a true hot spot, designed with a roofline to be cool and protected by shade in summer and divinely warm in winter.

bayleys.co.nz/2157021

3 1 2 1 3

Set Sale Date (unless sold prior) 2pm, Wed 10 Dec 2025
145 Ocean View Road, Oneroa, Waiheke Island
View Sat 2.30-3pm or by appointment
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz
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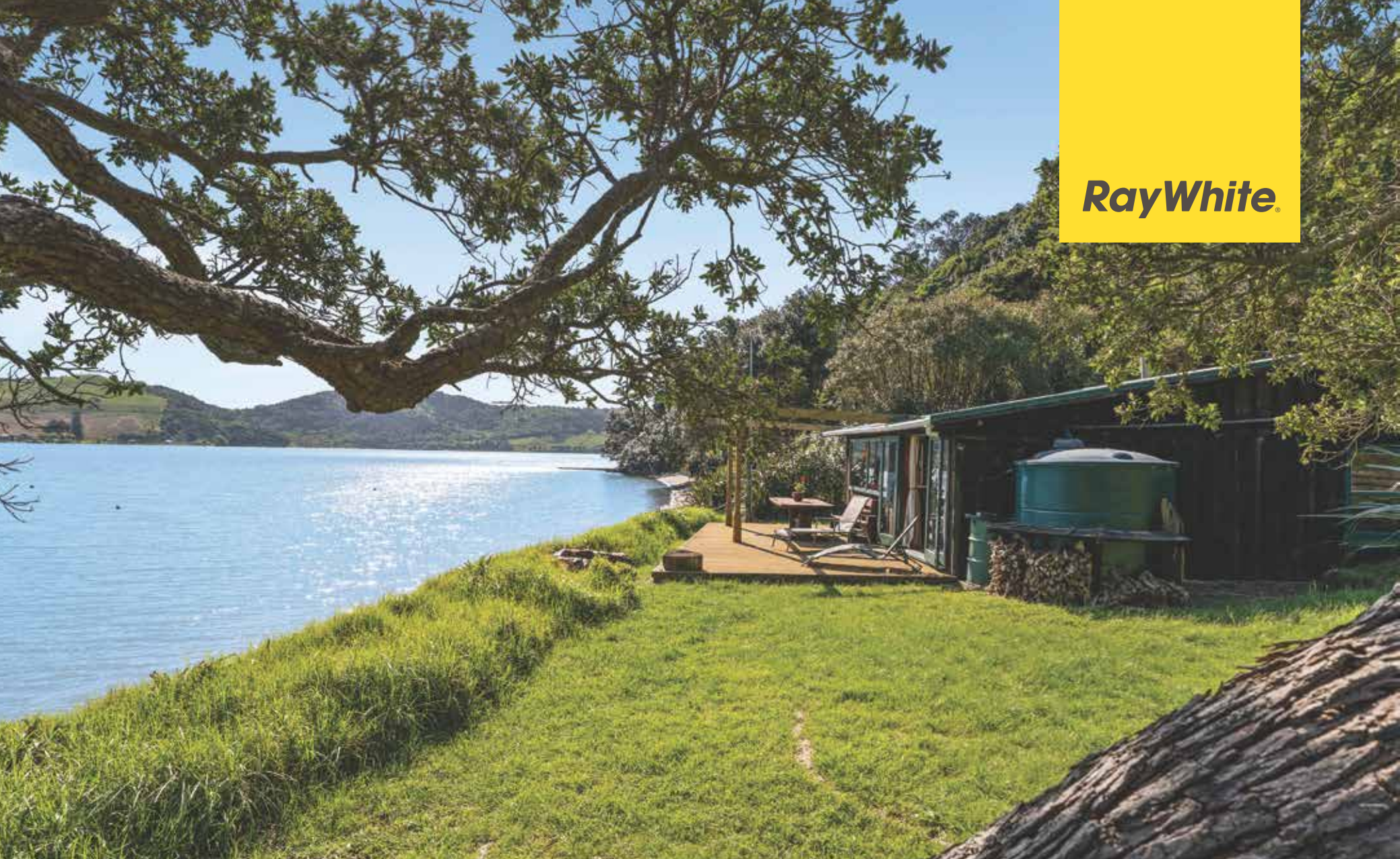
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RayWhite

117, 121 & 125 Hunterville Road **Pearl Bay**

A coastal treasure awaits at Pearl Bay

A rare and dazzling opportunity to secure your slice of Waiheke Island paradise by the picturesque shores of Pearl Bay. This tightly held enclave offers three titles totalling 4,515 square metres of secluded coastal land with direct access to a charming beach. It's an idyllic canvas for your dream escape. Whether you're a holidaymaker, a family seeking serenity, a lifestyle visionary, or a savvy land banker, this property delivers. Build on one, two, or all three sections, or craft a bespoke luxury home spanning the entire estate straddling all three properties. If you prefer a swift setup, barging in a prefabricated home is also an option. The individual sections range in size from 1,285 square metres, with existing buildings, to 1,644 square metres. Pearl Bay is a hidden gem, accessed via a private, gated road.

Enjoy the uplifting views across to the mainland, and take advantage of easy access to the nearby boat ramp for your boat and water toys. Embrace nature with the lush native bush setting, nearby swimming beaches and walking tracks to explore including the coastal walk from Pearl Bay to Orapiu and its landmark wharf. And when it's time to unwind, indulge in the island's finest offerings at Passage Rock winery and restaurant, Waiheke Distillery's crafted gins and vodkas, and Man O' War's waterfront tasting room and restaurant, not to mention the exquisite Poderi Crisci Italian Restaurant that's not too far away either.

This is more than just land. It's a lifestyle, and if need be, invite your friends or family to join you in this once in a lifetime opportunity.



View Strictly by Appointment
Auction On site 3:00pm, Sat 13 December (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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



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



Approximate boundaries only



RayWhite

🏠 142 Ocean View Road

142 Ocean View Road Oneroa

Prime Opportunity in the heart of Oneroa

Perfectly positioned between two of Oneroa's most sought-after streets, this exceptional property offers a rare blend of charm, convenience, and future possibility. Set on a gently sloping 1,123sqm site, the land flows from Ocean View Road through to Puriri Road, gifting it a dual access configuration that is as practical as it is valuable. The Ocean View Road frontage provides superb street appeal, an inviting presence that naturally attracts foot traffic. The previous occupants operated an accountancy practice here under their own resource consent, demonstrating the site's suitability for boutique business use. While that consent is specific to the former tenant, the property remains residentially zoned, and a new owner wishing to operate a business would need to apply for their own approval. Elegantly balancing its commercial potential, the property is also consented for a two-bedroom home and a lockup garage, opening the door to a wide range of residential possibilities. Whether envisioned as a compact family residence, a peaceful holiday base, or a home-and-office combination, the site offers the space, orientation, and quiet outlook that make for relaxed island living. From its elevated position, a pleasant distant view stretches across Huruhi Bay, adding a sense of calm to the everyday. Here, location is everything, and it is exceptional. From your front gate, it is only a gentle walk to the cafés, boutiques, and restaurants of Oneroa Village, with the beach just moments away. The passenger ferry at Matiatia is within easy walking or driving distance, making mainland travel effortless. Drive-on access from Puriri Road enhances convenience, while Ocean View Road remains perfectly suited to pedestrian-friendly or client-facing use. As it stands, 142 Ocean View Road offers comfort, practicality, and presence. For those with vision, it presents an outstanding redevelopment opportunity in a premier location. Home, holiday retreat, boutique office, or a thoughtful combination of all three, this is a property with flexibility at its core.



View Saturday & Sunday 12:00pm - 12:30pm
Auction On site 1:00pm, Sat 13 December (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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



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





23 Ostend Road Ostend

Dual-Dwelling Oasis in the Heart of Waiheke

Perched proudly above the bay on a lush 1,581 sqm parcel, 23 Ostend Road is a delightful surprise, a pair of character-filled dwellings tucked into gardens that hum with birdsong and coastal breeze. Out front, the original two-bedroom cottage brings instant charm, warmth, history, and a touch of nostalgia.

Wander through to the modern two-bedroom home behind, sleek and contemporary with plenty of space to spread out, soak up the sun and enjoy the serenity. Together, they're a match made in island heaven. Live in one and rent the other, a true home-and-income dream. Keep both as permanent residences for family or guests. Or lease both under residential tenancy for an easy, long-term return.

Step out your front door and amble down the road for your morning or sunset swim, a daily ritual that never gets old. Back home, the gardens are a patchwork of colour and calm, made for lazy afternoons, good wine and bad excuses to never leave. This is one of those Waiheke properties that feels like it's giving you a wink, relaxed, full of heart, and brimming with opportunity.

23 Ostend Road. Two homes, endless possibilities, and just the right amount of island soul.



View Saturday & Sunday 2:00pm - 3:00pm
Auction On site 5:00pm, Sat 13 December (unless sold prior)
 Waiheke Real Estate Limited Licensed (REAA 2008)



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





RayWhite

13 Marine View Road Onetangi

Villa de la Isla

Villa de la Isla is a stunning modern villa with multiple entertaining spaces, including a large outdoor dining scene. Enjoy the view from the living room with bath and shower. Natural timber floors, a stone-clad utility/bike shed, and a stone-clad under-house storage, a stone-clad The master suite features a large walk-in wardrobe and an amphibious craft, from the master suite. A winding walking track leads to the beach. The villa sits just around the corner, or stay at home and enjoy cocktails in your very own Buddha Bar making Villa de la Isla a true Waikeke haven.

SOLD



For Sale \$1,495,000

Waikeke Real Estate Limited Licensed (REAA 2008)



Shelley Dewar
021 190 1344

shelley.dewar@raywhite.com



Matthew Smith
021 924 435

matthew.smith@raywhite.com





We're Growing

We just celebrated FIVE years in our office here in Oneroa which we've loved. As we continue to grow and welcome new team members we need more room so we're delighted to announce we're moving!! The good news is, we're not going far! You'll find us right next door. We're taking this opportunity to make a few tweaks to how we've done things and we're really excited to show you.

We look forward to continuing to work with you for many years to come!





A pretty good life
11 Natzka Road OSTEND

Perfectly positioned in the heart of Ostend, this exceptional single level residence offers a rare blend of location, lifestyle, and coastal ease. Sitting on a near level 1,275sqm (approx.) site, the home enjoys a prized north facing aspect, giving the interiors and the expansive terrace all day sun from morning to night. This sun filled outdoor living space anchors the home and invites effortless entertaining in every season.

Its location is exceptional. A short, flat stroll leads to the vibrant Ostend village centre where boutique shops, everyday essentials, and the celebrated Saturday markets create a lively community atmosphere. Families will value the ability for children to walk safely to school along quiet, well connected streets, a convenience not often found on the island. Anzac Bay is only minutes away, a peaceful coastal setting where locals gather on bright mornings to sail their toy yachts and enjoy the calm waters.

Modern, beautifully maintained, and thoughtfully arranged, the four-bedroom home offers comfort and flexibility. Level access from Natzka Road provides ease of entry, with generous parking for vehicles and a boat. The insulated and fully lined garden room is an outstanding bonus space, ideal as a rumpus room, home office, creative studio, or private media lounge.

Single level homes on flat, sun drenched land are remarkably scarce on Waiheke Island, making this property a rare opportunity. Combining convenience, community, and coastal tranquility, it stands proudly as one of Waiheke's most appealing family homes.

For more information or to view outside of open home times call Tobias on 021799442.
 @waihekehomes @waihekehome 143 Ocean View Road, Oneroa

4 1 1 2

For sale Tender closes 5pm Wed 10 Dec (unless sold prior)
View Sat 1-1:30pm or by appointment
Contact Tobias Roebuck-Ward 021 799 442
tobias@waihekehomes.com



waiheke homes
THE ISLAND'S REAL ESTATE



The Hampton

231 Ocean View Road ONEROA

Awaken to the sound of native birds in the canopies and golden morning light drifting through the trees. Stroll barefoot, coffee in hand, down to the beach where the waves kiss the sand. It is a rhythm that captures the essence of island life. Sun drenched, relaxed, and deeply connected to the sea, every day begins the same when Little Oneroa Beach is only a three minute stroll from your front door. The Hampton is an effortlessly sophisticated four bedroom architectural retreat where modern craftsmanship meets coastal authenticity. Designed to celebrate space, light, and connection, it offers a lifestyle defined by simplicity, beauty, and flow. Upstairs, the main living area unfolds beneath high ceilings and crisp white walls that glow with natural light. The open plan entertainers' kitchen with stacking sliders leads to a vast north facing deck overlooking the orchard and private native bush. All day sun turns this space into the perfect setting for relaxed lunches and golden evenings with friends. The master suite includes an oversized walk in wardrobe and a dreamy ensuite designed for indulgence.

Below, three queen sized bedrooms with large wardrobes and a generous media or family room extend the living space. A second deck offers another sunny spot to unwind and enjoy the peaceful bush outlook. Every element reflects design integrity, double glazing, clean lines, thoughtful orientation, and understated luxury. Mediterranean in feeling yet distinctly Waiheke in spirit, this home is calm, contemporary, and connected to the land. Just a short stroll to Little Oneroa Beach, cafés, and the ferry, The Hampton offers a seamless island lifestyle. With availability before Christmas, the timing could not be better.

4 3

For sale Tender closes 5pm Wed 10 Dec (unless sold prior)
View Sat 1-1:30pm or by appointment
Contact Tobias Roebuck-Ward 021 799 442
tobias@waihekehomes.com

@waihekehomes @waihekehome 143 Ocean View Road, Oneroa





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



Kawau Island – Waterfront Perfection
LOT 1 CABLE BAY, BON ACCORD HARBOUR, KAWAU ISLAND

A rare opportunity to secure an absolute-waterfront retreat in coveted Cable Bay, Bon Accord Harbour located at the beautiful Kawau Island. This sun-soaked 1.48 ha property is wrapped in native bush and walking tracks, with a two-level, three-bedroom home designed for effortless coastal living. Expansive decks frame glittering harbour views by day and moonlit waters by night. Enjoy your private all-tide wharf, mooring, workshop, and waterfront promenade for swimming, barbecues, and sunset drinks as yachts glide by. With easy access via private boat or the Kawau ferry service, plus excellent holiday-letting potential, this is island living at its finest—just 15 minutes from Sandspit. What are you waiting for?

Price \$1,799,000 Neg

3 2 2



Debbie Aldred 021 406 967
debbie.aldred@iagent.co.nz



FINAL NOTICE - SET SALE DATE 4:00 P.M. 3 DECEMBER.



WAIHEKE ISLAND, 68 Waiheke Road

Will Be Sold at Deadline – Don't Miss Out

Few homes are as genuinely turnkey as this one - every detail has been taken care of, making it a true no-stress purchase. Simply drop your bags and enjoy. Built in 2009 and fully consented, this immaculate three-bedroom, two-bathroom home offers a large open-plan kitchen, dining, and living area that flows to an outdoor deck - perfect for summer nights and weekend barbecues. Surrounded by a lush native forest bird reserve, the property offers peaceful privacy and a constant soundtrack of birdsong. A concrete driveway and off-street parking add convenience, whilst the low-maintenance site makes it an ideal lock-up-and-leave. Just a short stroll through the reserve to Onetangi Beach, this home suits first-home buyers, holiday seekers, or investors alike. Previously rented for around \$800 per week, it delivers peace of mind, comfort, and strong value — a modern, move-in-ready home where island living is made simple.

3 2 3

Floor: 85 sq m Land: 1,234 sq m (more or less)

SET SALE DATE: Closes 4:00 p.m. Wednesday 3 December 2025

VIEW: nzsothebysrealty.com/WAG11219
11:00 - 11:45 a.m. Saturday 29 and Sunday 30 November 2025 and by Appointment.

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AUCTION



SURFDALE, 44 Kennedy Road

Kapeka House

This under-stated central street holds a quiet elevated secret – a cosy home which must certainly not be under-stated. The end of an 8-year tenure by our Melbourne family who have just bought elsewhere - is a serious move for them - and a win for you on multiple fronts. Every day is Sunday here. Flick open a book, tune on jazz, fire up the BBQ and retreat to the back deck or lawn. The sun heats the northern deck, spreads a bronze glow on the leafy outlook and casts the pocket of water view to silver. Lush grounds, once crafted by meticulous hands, frame the setting for all year round sun-basking and bird-watching. A tasteful 2020 refurbishment accentuates this relaxed vibe. But here's where the waxing lyrical ends and core credentials kick-in. A 'kapeka-like' concrete drive with turn-around, internal-garage access, new septic upgrade, rave rental reviews, all one-level living and room for upside.

3 1 1

Floor: 132 sq m Land: 878 sq m (more or less)

AUCTION: 10:45 a.m. Saturday 6 December 2025, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11221
1:15 - 2:00 p.m. Saturday 29 and Sunday 30 November 2025 and by Appointment.

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AUCTION



ONETANGI, 363a Sea View Road

Port Out – Starboard Home - P.O.S.H

Come aboard. Bolshy, bountiful, bullet-proof, blooming – poised above its acreage, re-sited and rejuvenated. From the Hawkes Bay to Onetangi, this 'Lyndon-Lea-Lady' has thrilled onlookers for a 100 years. Live at a stroll from the best of Auckland's north-side beaches while swilling in the luxurious expanse of this homestead. Once inside you are cocooned in the contemporary comfort of breathable lime render walls, stone bathrooms, top notch appliances and central heating. Grand dimensions are framed with new cedar French double-glazed doors which open to all aspects. An elegant pool house and startling 12 metre long Italian Azarri glass-tiled lap pool invite your kin to wallow all Summer. We have a new Title on offer, home plus the circa 9,000 sq m (more or less) land package (fenced and manageable) includes RC for an additional 84 sq m garage/recreational 'shed'. Our revivalists instruct us to sell under the hammer - ideally to someone who believes their best years are ahead.

3 2

Floor: 251 sq m Land: 9,000 sq m (more or less)

AUCTION: 12:00 p.m. Saturday 6 December 2025, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11210
12:00 - 12:45 p.m. Saturday 29 and Sunday 30 November 2025 and by Appointment.

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The Collection

WAIHEKE ISLAND

New Zealand

Sotheby's

INTERNATIONAL REALTY



A Boatie's Retreat at Waiheke's Eastern Edge

7 Neil Avenue, Waiheke Island

Tucked away at the quiet eastern end of Waiheke Island, this charming coastal hideaway offers a rare blend of privacy, serenity, and direct seaside access. Just steps from the water, 7 Neil Avenue is a haven for boaties, artists, and those seeking a true island retreat. Set on a generous 843 sq m freehold section (more or less), the property enjoys a tranquil setting surrounded by native bush and birdsong. The cottage exudes relaxed simplicity light-filled and inviting, with open-plan living flowing to sunny decks and sheltered outdoor spaces. It's an effortless lock-up-and-leave holiday home, creative studio, or weekend escape. The easy coastal access makes every day feel like a holiday whether you're exploring the coastline, swimming at high tide, or unwinding with a glass of local wine on the deck afterwards. This peaceful pocket of the island combines seclusion with connection to some of Waiheke's most celebrated destinations.

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Land: 843 sq m (more or less)

FOR SALE: \$1,095,000

VIEW: www.nzsothebysrealty.com/WAG11230

Please phone for an appointment to view

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