



Surfdale 3 Miami Ave

Charming bungalow in the heart of Surfdale

Positioned in the heart of Surfdale Village, this charming 1940s bungalow offers an ideal opportunity for first-home buyers, downsizers or investors. Warm and full of character, the one-bedroom home features a welcoming kitchen and open-plan living flowing to a generous sun-soaked deck. Two independent ancillary spaces add flexibility, including a detached front office and a large rear office or studio. With parking for two cars and cafés, Surfdale Beach and Little Oneroa within easy walking distance, this 809sqm property delivers everyday convenience and lifestyle appeal.

809 sqm 1 1 1 1 1 2

Set Sale Date (unless sold prior)
3pm, Thursday 12 Feb 2026
View Saturday 11.00 - 11.45am
Mana Tahapehi 027 556 0079
mana.tahapehi@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



NEW LISTING



Palm Beach 41A Palm Road

Barefoot luxury at Palm Beach

Step into a refined coastal sanctuary on a cross lease site in one of Palm Beach’s most sought after pockets, just metres from the north facing swimming beach with direct access from the back gate to the sand.

Contemporary and solidly built, the home offers three generous double bedrooms and two stylish bathrooms with underfloor heating. Upper and lower decks capture sea views, complemented by a flat, sun soaked lawn. A self-contained studio provides flexible space for work or leisure.

The open plan living and dining area opens via oversized bifold doors to a generous entertaining deck with automated louvre canopy. Fully fenced, landscaped grounds include an outdoor shower and garden shed, creating a private, pet friendly haven close to cafes, transport and local amenities.

bayleys.co.nz/2158125

3 1 2 2

Price by Negotiation
View 1.15-2pm Sat 31 Jan or by appointment
Mana Tahapehi 027 566 0079
mana.tahapehi@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Onetangi 12 Waiata Road

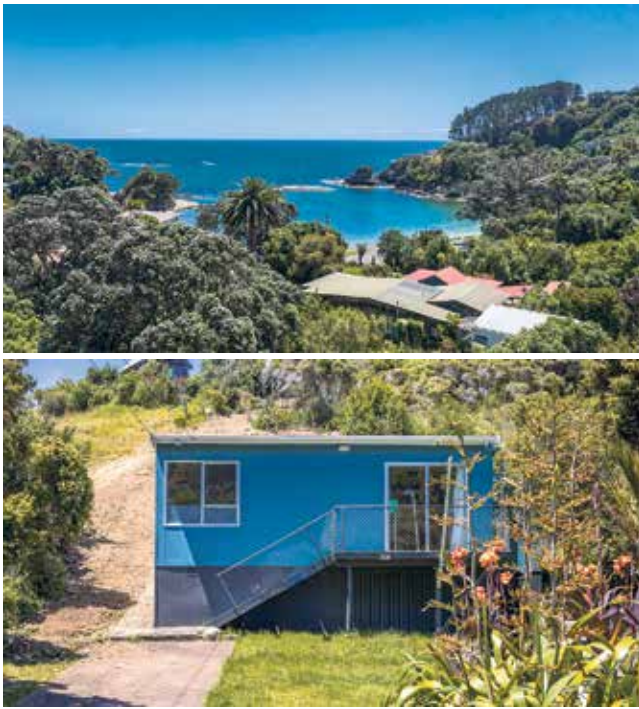
Prepare to be mesmerised!

This gorgeous character home is warm and welcoming and stands with a stately air overlooking lovely flat land and gardens to the front and rear. Golden tones from polished timber flooring contrast beautifully with the white interior. Sunlight streams through French doors, perfectly placed windows and a skylight as the day advances to create a lofty environment throughout the home. The home offers four bedrooms, two bathrooms (one en-suite) and a lounge room with new wood burner fire. The kitchen is the heart of the home here; it's a delightful space to cook and entertain in, and a lovely place to make memories. This is an outstanding weather board character home, a 'one-of-a-kind' property on the island, and is impossible not to adore - you could be the proud new owner! Call Mandy to view!

bayleys.co.nz/2158070

4 1 2 1 2

Auction (unless sold prior) 2pm, Wed 18 Feb 2026
Bayleys House, 30 Gaunt Street, Auckland Central
View Sat/Sun 12-12.45pm or by appointment
Mandy Brown 0274 822 460
mandy.brown@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Oneroa 52 Great Barrier Road

Map your future

Set on a generous flat-to-elevated site, this property offers exceptional potential for both immediate enjoyment and future development. The natural contours of the land provide easy parking and a perfect canvas to create a bespoke architectural home that captures breathtaking views across Enclosure Bay.

Just moments from the water, it's situated in one of the island's most beautiful and sought-after locations. The safe, sheltered foreshore is perfect for children to explore, swim, snorkel, or paddleboard. Nearby, the stunning Sandy Bay, with its boat ramp, offers an ideal launch point for Sealegs and boating enthusiasts.

Whether you choose to renovate the existing bach for immediate enjoyment or unlock the site's full development potential, the opportunities are plentiful. With properties in this area always in strong demand, this represents a rare and exciting opportunity.

bayleys.co.nz/2158104

1,257sqm 2 1 3

Auction (unless sold prior) 11am, Sat 28 Feb 2026

On Site

View Sun 11-11.30am or by appointment

Hayden Ringrose 021 590 668

hayden.ringrose@bayleys.co.nz

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Surfdale 17 Shelly Beach Road

Message in a bottle

This much-loved family home has been the backdrop to 26 years of fun, laughter, family and friends. It's where two boys were raised, grew into men, and where grandchildren now come to play and explore. Now, the chance is yours to secure the same kind of memories for your kids, and your grandkids. The studio and playroom near the reserve will be an absolute hit for the little ones and your guests. A place to come and go from the water's edge, with days kayaking, swimming and enjoying everything this special stretch of coastline offers. Just across the road Shelly Beach Reserve has been an extension of the backyard, a place for picnics, fishing, launching boats and long summer afternoons by the sea. This is a home where family, friends and community come together. Where the next chapter is ready to be written. Like a message in a bottle, Shelly Beach Road has a way of finding you at just the right time. Visit today and uncover what you've been missing. Opportunities like this don't wait

bayleys.co.nz/2158151

3 2 2 1 4

Price by Negotiation

View Sat/Sun 12.30-1pm

Oliver Meadows 021 518 884

oliver.meadows@bayleys.co.nz

Sherryn El Bakary 027 475 5316

sherryn.elbakary@bayleys.co.nz

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Surfdale 45 Kennedy Road

Room to Breathe

Set in the heart of Surfdale, this welcoming family home offers relaxed island living close to shops, beaches, schools, bus stops and local cafés. Light-filled and modern, the open-plan kitchen, dining and lounge form the hub of the home, with a wood burner adding warmth and character. Seamless indoor-outdoor flow leads to the front deck, garden and rear terrace—ideal for family gatherings, summer BBQs or quiet evenings under the stars.

Positioned on an elevated 1,075sqm section, the 155sqm home features a flexible ground floor layout with a bright kitchen/living area, bedroom, laundry and shower room—perfect for guests, extended family or a home office. Upstairs, the generous master bedroom includes a spacious ensuite, while the second bedroom—currently divided into two—offers versatile options for children or teenagers.

bayleys.co.nz/2158109

3 1 2 3

Tender (unless sold prior) Closing 3pm, Wed 11 Feb 2026
145 Ocean View Road, Oneroa, Waiheke Island
View Sat 1-1.30pm
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz
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189 Ocean View Road Oneroa

Some houses look at Oneroa, this one lives above it

There's a moment, usually just after sunrise, when Oneroa Bay goes completely still. The village hasn't quite woken up, the water turns glassy, and the world feels like it belongs only to those lucky enough to be watching from above. That's life at 189 Ocean View Road.

Set proudly on a clifftop site of 1148 square metres, this three-bedroom home sits high above Oneroa Bay, taking in panoramic views that stretch across the bay and sweep over the village below. Boats come and go. The tide changes. The light never stays the same for long.

And here's the part people don't expect. Out the front gate, a walking track drops gently down to Pururi Road and the beach, no main road, no traffic, no compromise. Just a quiet path and a short road that delivers you straight to the sand. Morning swims. Barefoot walks home. Coffee in the village five minutes later.

It's clifftop living without the isolation. Village living without the noise. From here, the beach, cafes, restaurants and ferry are all an easy stroll away, yet when you return home, you're above it all again, watching Oneroa do what Oneroa has always done.

This is one of those positions that rarely changes hands. The kind people talk about years later and say, "I should have bought that one." Now it's available.



View By Appointment
Auction On site 1:00pm, Sat 31 January (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





8A Park Road Surfdale

Sunset Vistas & Sweeping Sea Views

Experience Waiheke Island living at its finest, where every day feels like a coastal celebration. This modern 2019 build comes with a code compliance certificate, offering peace of mind and a ready-made home for memorable entertaining. Three generous bedrooms, including a master with ensuite, each with double wardrobes, and a main bathroom with bath and shower set the stage for comfortable, stylish living. Perched high above the bay, this residence enjoys an elevated vantage point that keeps you above the fray and well clear of neighbours. It's a private sanctuary with the thrill of feeling like you're on a boat, reading the horizon from your 104m² decks, framed by sweeping elevated sea views that stretch from the bay back to Auckland. Granite kitchen benches and Bosch appliances, two ovens, a dishwasher, and a range hood - combine luxury with practical everyday use, perfect for after-work dinners or weekend gatherings with friends and family. The 1210m² section is an inviting backdrop with superb entertainment spaces on both the seaward and northern sides. A concrete drive adds easy access and a convenient turnaround bay, while a separate laundry enhances daily practicality. Watch kite surfers, yacht races, and the car ferry from the bay, then unwind to magical sunsets on the seaward side, the kind of evenings that define island life. The location is ideal: stroll to Little Oneroa, or a bit further, to Oneroa Village with its shops and restaurants, all close by. The car ferry is a mere 5 minutes away, and public transport offers effortless weekend escapes or daily commutes. This elevated home blends modern comforts with Waiheke's iconic coastal charm, delivering bright, open-plan living with impressive indoor outdoor flow. The sea views frame unforgettable Auckland sunsets. If you're seeking a welcoming, liveable space built for sea-views, privacy, and social moments, this is the one. Ready to host, unwind, and soak in the views? For details, to schedule a viewing, or to discuss making this coastal property yours, contact us today.



View By Appointment
Auction On site 10:30am, Sun 22 February (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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





RayWhite

49 Coromandel Road Sandy Bay

Sun, Sea, Sand & Serenity

Discover a rare opportunity to own a stunning home in the coveted Sandy Bay area of Waiheke Island, offering some of the most breathtaking views on the island. This special property is perfectly positioned high on a generous section, ensuring all-day sun and panoramic vistas that will take your breath away. Enjoy the outdoor lifestyle with easy access to the Sandy Bay track, just a few metres through your bush trail - perfect for a refreshing swim in crystal-clear waters. After your swim, unwind in the outdoor shower area, a favorite feature of the current owner that provides a revitalising experience year-round.

The top level of the home feels like your own treehouse, where Tui and Kereru flutter in the trees and Kaka soar by at eye level, immersing you in nature's own wildlife show. Large sliding doors and windows on both levels seamlessly connect indoor living with the stunning outdoor environment, creating a harmonious indoor-outdoor flow. Inside, cozy up in the inviting sitting area with a wood fire, ideal for relaxing during cooler winter months. This property also boasts one of the larger-than-usual sections in Sandy Bay, offering ample space for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings.

This is a rare chance to secure a premier piece of Waiheke Island's idyllic lifestyle - don't miss it!



View Saturday & Sunday 12:00pm - 12:30pm
Auction On site 1:00pm, Sat 14 February (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



The RayWhite logo is displayed in a yellow rectangular box in the top right corner of the main image. The text "RayWhite" is in a bold, black, sans-serif font.A yellow circular badge with a thin white border is located in the lower right of the main image. It contains the text "Signed Auction Reserve \$2.5m" in a black, sans-serif font.

6A McIntosh Road Oneroa

A quiet, private coastal sanctuary on Oneroa Bay

The song of Tui, the whump of Kereru flying by, spectacular sunsets and bush-clad, forever views over the deep blue waters of the bay. You might not have expected to find such peace and tranquillity so close to Oneroa village and the ferry, but here it is. If you are looking for quintessential, rustic Waiheke charm and character, this two-bedroom, three-level home has stunning picture windows in its light open plan living/dining and kitchen area that make the most of those stunning views and sensational sunsets. The master bedroom suite upstairs is a haven set among the tree tops and has even more expansive views. The house with decks and terrace is set on a large 2852 square metres site mere metres from a tranquil pebble swimming beach. The delightful coastline extends along its western boundary, while Newton Reserve borders its northern edge. All of which ensures that the views will never disappear, as there can never be another property built between you and the waterfront. And, of course, that short walk along the coastal track to Little Oneroa beach is simply wonderful. This sizeable property offers you the chance to keep and renovate the existing house, or build something new. You could landbank if you want.

The adjacent property at 4 McIntosh Road, is also for sale. Together they add up to a total 4522 square metres of coastal, north-west facing land. And the fact is that you will not find this much coastal land in Oneroa, so close to everything.



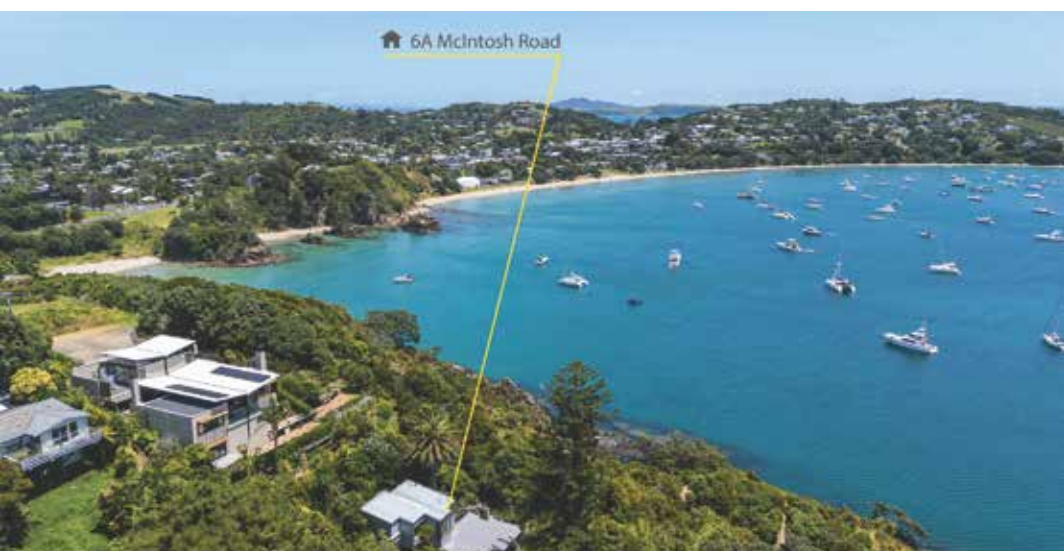
View By Appointment
Auction On site 2:00pm, Sat 14 February (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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



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







waiheke homes
THE ISLAND'S REAL ESTATE

3



3



2



2



32 Lannan Road, Surfdale

Grand Coastal Living

Substantial home, moments from water

Positioned just above the shoreline, this substantial contemporary home is defined by its scale, clean architectural lines, and commanding coastal outlook. Spanning approximately 242 square metres (approx), it offers generous living spaces designed for both entertaining and easy day to day living, all framed by constant connections to sea and sky. Elevated within its hillside setting, the home enjoys sweeping views across the bay, with every bedroom oriented toward the water. Thoughtfully integrated into the landscape, it offers a rare sense of privacy and calm while still making a strong visual statement. The upper level is dedicated to an impressive primary suite, providing separation, space, and a peaceful retreat. Below, the main living level forms the heart of the home, anchored by an almost new statement kitchen, generous lounge and dining areas, a dedicated study, and a wide wraparound terrace with outdoor stone fireplace.

Deadline sale closes 5pm Wednesday 18 February (unless sold prior)
View: Sat 1-1:30pm or by appointment



Tobias Roebuck-Ward
021 799 442
tobias@waihekehomes.com



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waiheke homes
THE ISLAND'S REAL ESTATE

3



1



2



40 Ridge Road, Oneroa

Serene at Forty

A home of warmth, light and richness

Set on one of Oneroa’s most sought after streets, this customised three-bedroom Lockwood has been shaped into a home of warmth and considered detail. The interiors, crafted by renowned local designer IC interiors, draw on a design language that celebrates natural materials, gentle tones and a sense of calm hospitality. Every space feels intentional, comfortable and welcoming.

The layout offers easy single level living with a spacious flow rarely found in homes of this era. Generous decks wrap around the house, connecting rooms to garden and light. A covered outdoor area at the rear invites long meals and relaxed conversation in any season, while the sunny front lawn sits among established planting rich with texture and colour. The section is partially fenced, ideal for families with children or pets.


Deadline sale closes 5pm Thursday 26 February (unless sold prior
View: Sat 2-2:30pm or by appointment




Brad Roebuck-Ward
021 766 180
brad@waihekehomes.com




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2




1



1



2



27 Cory Road, Palm Beach

Jana's Menevia

Final notice: Rare and unique opportunity

In 94', Jana, a thoughtful creator guided by deep wisdom and spirit, had a dream, and that dream became a reality. Crafted from her very own hands. She named it Menevia, a name drawn from ancient roots connected to the moon and its cycles. Menevia was built as a reflection of that philosophy, a home that rises with the sun, glows through the day, and settles gently under the stars. Warm macrocarpa ceilings follow the light, while a bespoke, hand carved kitchen crafted in Kauri stands as both artwork and the beating heart of the home. The home offers two and a half bedrooms, plus a sleepout often used for guests. Jana's energy now dances in another realm with eternal tides, and the power that guides the cycles of life invites you to ride the waves themselves.

Auction 1pm Thursday 5 February (unless sold prior)
View: Sat 11-11:30am or by appointment



AUCTION IN WAIHEKE HOMES OFFICE, 143 OCEAN VIEW ROAD

Tobias Roebuck-Ward
021 799 442
tobias@waihekehomes.com



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waiheke homes
THE ISLAND'S REAL ESTATE



21 Tiri Road, Oneroa

Top of Tiri

Views and location

Positioned in the dress circle of Oneroa, 21 Tiri Road has fabulous views and a brilliant position. Boasting two decks to capture water views on both sides of the island, there are plenty of options for outdoor entertaining. The open plan living is large and spacious, bathed in sun from morning to night. The kitchen with large breakfast bar is central to all entertaining areas, the natural space for guests, family and friends to gravitate too. There are three bedrooms, each with outstanding views to water and a light, bright feel. The master opens directly to the west facing deck. The large bathroom is separate to the toilet with a DVS system keeping the air circulating throughout the house all year round. Properties offering so much opportunity are rare to come to market. We look forward to welcoming you at the open home, or feel free to call for a private appointment. This property will impress.

Deadline sale closes 5pm Tuesday 10 February 2026 (unless sold prior)
View: Sat 1-1:30pm or by appointment



Brad Roebuck-Ward
021 766 180
brad@waihekehomes.com



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3 + 1



1 + 1



3



1



16 Natzka Road, Ostend

Picket & Petals

Home and income

Behind the white picket fence at 16 Natzka Road is a very happy home. The front lawn is flat and sun soaked, edged with flowers that hum gently with bees and birdsong, creating that lovely feeling of being tucked into something peaceful and cared for. It is the kind of garden where kids can run barefoot, dogs can snooze in the sun, and mornings start with coffee outside just listening to the day begin. Everything here is easy. The three bedroom home is single level, warm and partly double glazed, with light pouring in and doors that open out to a private, enclosed rear courtyard that feels safe, sheltered and wonderfully relaxed. It is perfect for long lunches, pottering with plants, or simply enjoying a little quiet. The biggest convenience? a fully legal, self contained one bedroom sleep out that has been rented for \$400 per week, offering a genuine home and income opportunity.

Deadline sale closes 5pm Wednesday 11 February 2026 (unless sold prior)
View: Sat 10 - 10.30am or by appointment



Tobias Roebuck-Ward
021 799 442
tobias@waihekehomes.com



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ONEROA 18 HUIA STREET

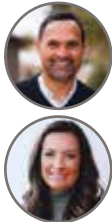
THE BEST ‘WORK FROM HOME’ HOME ON WAIHEKE - PRICE REDUCED!

If you’re searching for the perfect work-from-home property, this could be the one. Set on almost 1,200sqm of elevated, gently sloping grounds, this character-filled home enjoys stunning views across Huruhi Bay, the Tāmaki Strait and out to Auckland. Upstairs features two bedrooms and an expansive open-plan living and dining area that flows seamlessly to wide decks—ideal for entertaining or simply soaking up the outlook. A second, near-new rear deck provides a sheltered spot for alfresco dining. Downstairs is spacious, light-filled and offers easy level access. The converted garage now forms a large office connected to an immaculate workshop with its own ensuite—perfect for a home business, studio or professional practice. Ideally located close to three beaches, within easy walking distance of Oneroa village, and just minutes from the Matiatia ferry and nearby boat ramps, this home offers the perfect blend of business and lifestyle.

2 2 3 1 1

FOR SALE
\$2,,185,000
VIEW
Saturday and Sunday 12 to 12.30pm

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



ONEROA 13 HAURAKI ROAD

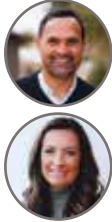
A HOME OF LIGHT, STYLE, AND VIEWS

This home beautifully balances charm, style, and breathtaking views, offering a peaceful sanctuary where every detail has been carefully considered. Designed to capture both north- and south-facing vistas, it delivers moments of true wow throughout. Spanning two complementary buildings, the original 1949 cottage has been lovingly restored, while a modern rear dwelling provides flexibility for a growing family or a home-and-income opportunity. Together, they create a warm yet inspiring living environment. The cottage features sun-filled living spaces flowing from the kitchen and dining area to the lounge and two bedrooms. North-facing windows frame sparkling water views and distant islands, while the deck is the perfect spot to enjoy golden sunsets over the bay. A charming walkway connects to the rear dwelling, where high ceilings and expansive picture windows define a contemporary living space. The master suite is a tranquil retreat with a stylish ensuite, and downstairs a versatile family or media room offers additional options. Outside, the flat, well-maintained section includes off-street parking, room for a boat, a gently sloping lawn, and a private bore. This stylish, character-filled home offers an exceptional lifestyle of light, beauty, and stunning views.

3 2 2

SET DATE OF SALE
2pm 19th February 2026 (unless sold prior)
VIEW
Saturday and Sunday 1 to 1.30pm

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



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 **GULF NEWS** **Waiheke Weekender**



► **Onetangi**

12 Victoria Road North

Exclusive seaside sanctuary

Just minutes from the beach, this north-facing designer home offers sunshine, sea views, peace and privacy. Split-level living connects luxuriously styled, bespoke interiors with multiple outdoor spaces for relaxing or entertaining.

Features include a fabulous chef’s kitchen with Taj Mahal stone island, oak flooring, custom cabinetry along with three bedrooms, additional living areas and a luxurious top-floor main suite with lounge, office, walk-in wardrobe and secluded spa courtyard.

Call us to arrange your private viewing.



3	2	950
bedroom	living	land m ²
3	1	1
bathroom	office	workshop

- contact

► **Charles Collins** - 021 376 095
charles@kellands.co.nz
- contact

► **Martin Dobson** - 021 376 952
martin@kellands.co.nz
- view

► Phone for viewing times
- online

► Kellands.co.nz/01408
- set sale

► 12.00pm, Thursday 19 February 2026
(unless sold prior)

AUCTION - FINAL NOTICE



ONETANGI, 5 Waiata Road

"Scarce as Hen's Teeth"

Imagine owning a charming consented four-bedroom bungalow in Onetangi, a rare find! It's perfectly positioned on a spacious 1,126 sq m of nearly flat, north-facing land just a short stroll from the beach. Updated in the early 2000s with rewiring, replumbing, and re-piling, this home offers both comfort and peace of mind, featuring two heat pumps and a wood burner to keep you cosy year-round. The fenced rear yard is a bright, sunny space that's great for children, pets, and outdoor fun- and it also invites you to personalise and enhance it over time. With plenty of off-street parking for cars, boats, and trailers, whether you're looking for a permanent home or a relaxed holiday getaway, this property suits your needs perfectly. Homes like this- spacious, versatile, and in such a sought-after location- rarely come onto the market. It's a fantastic opportunity to settle in immediately and, over the years to come, gradually transform the property into something even more special.

3 1

Floor: 122 sq m Land: 1,126 sq m (more or less)

AUCTION: 5:00 p.m. Friday 13 February 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11227
10:00 - 10.45 a.m. Saturday 31 January and Sunday 1 February 2026 and by Appointment.

JAMIE MCLAUGHLAN: +64 21 398 351
jamie.mclaughlan@nzsir.com

SIMON SMITH: +64 27 492 1698
simon.smith@nzsir.com



AUCTION - UNLESS WE SELL IT BEFORE



OSTEND, 28 Ostend Road

Bargain Between Bays

If given the chance to take the best out of Ostend, we expect you'd "bags first" the angelic Anzac Bay enclave – the serene side of the old-world zone - just one step removed and a small world away from through-traffic and flurry. Consider the possibilities of a quarter acre which gently ascends from the road via a handsome concrete drive and the 1970 light-filled bach that sits upon it and has nothing to hide. Elevated, private, freshly painted and with a noticeable water view shaft to Putiki Bay. We avoid wasting words to avoid you wasting time. Ignore previous price indications. Our client lives too far afield to be rigid and wishes to release this investment so is motivated by the idea of cash. Keys go in the air on 28 February - unless we sell it before.

3 2

Floor: 78 sq m Land: 1,376 sq m (more or less)

AUCTION: 10:45 a.m. Saturday 28 February 2026, (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11265
10:00 - 10:30 a.m. Saturday 7 February and Sunday 8 February 2026 and by Appointment.

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

CHRIS JONES: +64 21 795 194
chris.jones@nzsir.com



OPEN HOME SATURDAY 7 FEBRUARY



ORAPIU, 8 and 24 Te Matuku Point Lane

PUKETOI – Deceased Estate - WILL NOT BE SOLD BEFORE AUCTION.

Talent, collaboration and enduring custodianship are the hallmarks of this incredible offering that we are proud to present to market. Two Titles are on offer; comprising a total 8.2 hectares (more or less) pristine lifestyle estate; a true mid-century modern New Zealand masterpiece and an orchard-plot, set within the rarified enclave of Te Matuku Point. House and Land meld in a romantic stratosphere of glade-like light and comfort pervades the design by third-generation protegee of Vernon Brown. Cedar doors, macrocarpa ceilings, heated concrete floors – naked elements in soft articulation hold sway – no pastiche – the honesty and sophistication of this home will astound you. The ‘Odeon’ - a 7 seat commercial cinema stays true to our theme, it comes complete with full soundproofing, exit door and a waterfall curtain handstitched on site. If seeking true sanctuary – turn away from the madding crowd. Puketoi encourages a gaze within to the only place where true peace arises.

3 2 2

Floor: 368 sq m Land: 82,000 sq m (more or less)

AUCTION: On Site, 7:00 p.m. Friday 20 February 2026.

VIEW: nzsothebysrealty.com/WAG11200
1:30 - 2.30 p.m. Saturday 7 February 2026 and by Appointment.

CHRIS JONES: +64 21 795 194
chris.jones@nzsir.com

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



AUCTION



ONEROA, 27 Queens Drive

Breathe in - Pause - Sigh Out – Northern Bays

Crème de la crème positioning means being situated on the ring-road portion of this north-side address – 5 minutes to all enchanting northern coves. Here is where an architecturally-distinct 10 year old McQuarrie creation sits in quiet contemplation, surrounded by Kowhai and Tui. The home is private from the road, a talismanic 300 year old Pohutakawa stands sentinel at its frontage and a short, wooded path leads you to the covered entrance. ‘Three Tower House’ combines soaring ceilings, abundant light and a flow through relaxing spaces; An upper Master with sea views, a private internal courtyard and an additional living wing and yoga den. Nestled into the Newton Reserve the eye is drawn toward Oneroa Bay and the comings and goings of its coastal surrounds. This private contemporary haven will incline you toward paring back your life to an understated simplicity - and whatever that means for you - in a prime Island location. To invest in your health in 2026 – this is the ticket.

2 2

Floor: 145 sq m Land: 1,075 sq m (more or less)

AUCTION: 10:45 a.m. Saturday 14 February 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11235
12:00 - 12:30 p.m. Saturday 31 January and Sunday 1 February 2026 and by Appointment.

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

CHRIS JONES: +64 21 795 194
chris.jones@nzsir.com



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A New Year. A Stronger Network. The Same Commitment to Waiheke Island.

Our Waiheke Island office has entered 2026 with momentum. What was once a boutique local team is now part of a far broader network, bringing together 40+ sales associates for the franchise, supported by more than 1,100 property specialists throughout New Zealand and over 26,500 globally. This means deeper expertise, greater reach and seamless service for our clients, whether they are local, national or international. We are proud to already be representing new listings this year.

And we are ready for what comes next?



Could your home be next?



BEN MACKY
Director



CHRIS JONES
Licensed Agent AREINZ



WINSTON KIDD
Branch Manager



FRANCINE SWEET
Sales Associate



CATHY CAMERON
Sales Associate



GIANNI NOCERA
Sales Associate



SIMON SMITH
Sales Associate



JAMIE MCLAUGHLAN
Sales Associate



JOSH KING
Sales Associate



LISA HOPEWELL
Sales Associate

New Zealand Sotheby's International Realty | Waiheke Island

+64 9 372 5115 | waiheke@nzsir.com

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