

BAYLEYS

PROPERTYVIEW



Palm Beach 41E Tiri View Road

Dreaming of Palm Beach? This one has it all

Step into refined coastal living at this two-level Palm Beach home by award-winning architects MacIntosh Harris. A Shane George kitchen anchors open-plan living and dining, opening via glass walls to spectacular coastal views. A north-facing loggia with louvres extends the space outdoors for alfresco dining or quiet relaxation. The upper floor features a serene master suite with ensuite and panoramic views, plus a private office. Downstairs, two bedrooms, a family bathroom, and a rumpus room provide flexibility. Outdoors, a sunlit pool and elevated site ensure uninterrupted vistas. Covered parking and storage complete this luxurious, island-inspired lifestyle retreat.

3 2 2 1 1 2

For Sale by Negotiation
View by Private Appointment
Mana Tahapehi 027 566 0079
mana.tahapehi@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



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

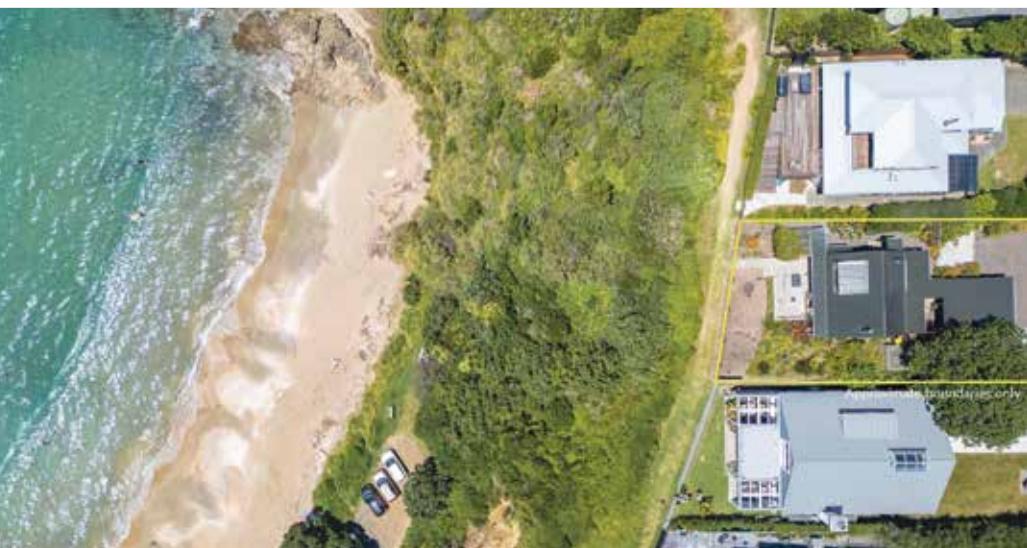
matthew.smith@raywhite.com



Shelley Dewar

021 190 1344

shelley.dewar@raywhite.com





3 Nepean Avenue Orapiu

A mere five minute walk to the beach!

Here is a charming location that is holiday-ready for you... now. It is just a 350m walk to the rustic solitude of Otakawhe Bay. Launch the kayak, take a dip or meander the beautiful cliff walks to Orapiu Wharf or the stunning Pearl Bay set within Te Matuku Marine Reserve. Close to some of the finest vineyards producing award-winning wines and gastronomic delights, not to mention the Gin Distillery. It's all on hand.

A 6 metre caravan with mains power provides a double bed and the usual camping-style facilities that one would expect. The 16 sqm utility shed with polished wooden floors is fully insulated, has double glazing, a new fuse box plus a new roof and used by the vendor as her studio/lounge; she spends much of her time here and has installed a heat pump and basic comforts. It's a great place to hang out and relax whilst she muses about her next project. You really should come and view this one, it has a charm and sense of wellbeing that I am unable to fully describe here.

Enjoy all-day sun and seclusion from the 30 sqm deck and relax to the sound of waves on the beach. You have all the necessary amenities, call it camping or glamping, you will be charmed and refreshed. There is an abundance of birdlife that is literally within arms' reach, from emboldened Tui to cheeky Weka, who are your unpaying lodgers. Use the caravan while you plan to develop further with tiny house efficiency, subject to the appropriate consents. Use it as it is for years to come, or consider expanding into a substantial home. There is an existing well-formed driveway and parking space. You are well off the road. The building platform is sunny, elevated, and surrounded by specimen flora and fauna. Your outlook to the land opposite is protected as a bush reserve. You must view to fully appreciate the tranquil peace of this Waiheke paradise.



View Saturday 2:00pm - 2:30pm

For Sale \$599,000

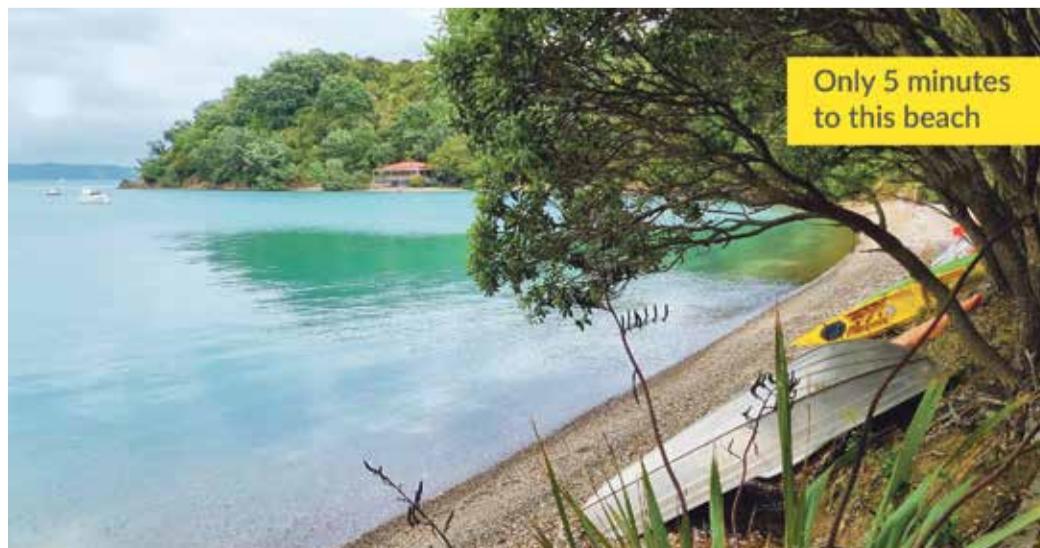
Waiheke Real Estate Limited Licensed (REAA 2008)



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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 1:00pm, Sat 14 February (unless sold prior)

Waiheke Real Estate Limited Licensed (REAA 2008)



Matthew Smith

021 924 435

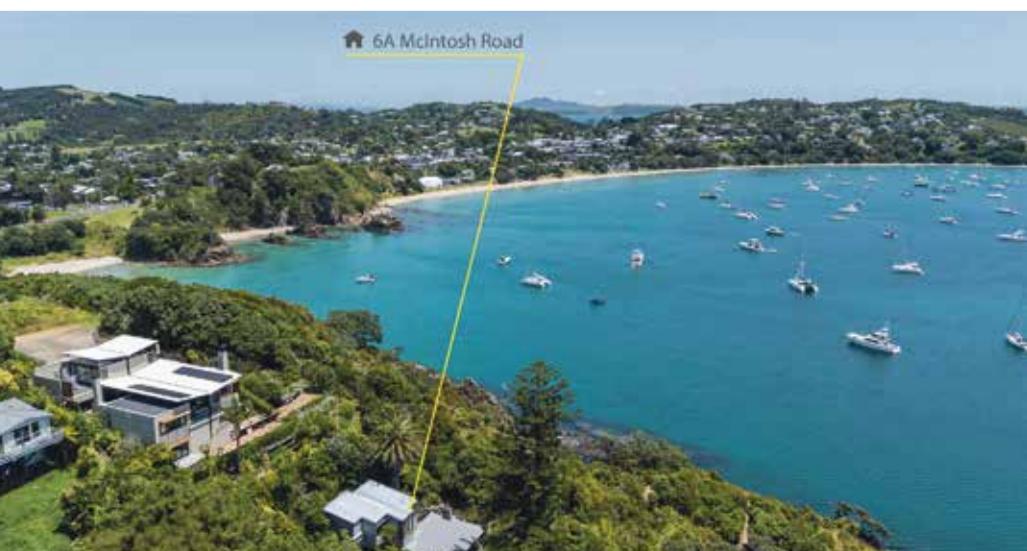
matthew.smith@raywhite.com



Shelley Dewar

021 190 1344

shelley.dewar@raywhite.com





49 Coromandel Road Oneroa

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)



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021 190 1344

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waiheke homes
THE ISLAND'S REAL ESTATE

3 1 3

21 Tiri Road, Oneroa

Top of Tiri

Views and location

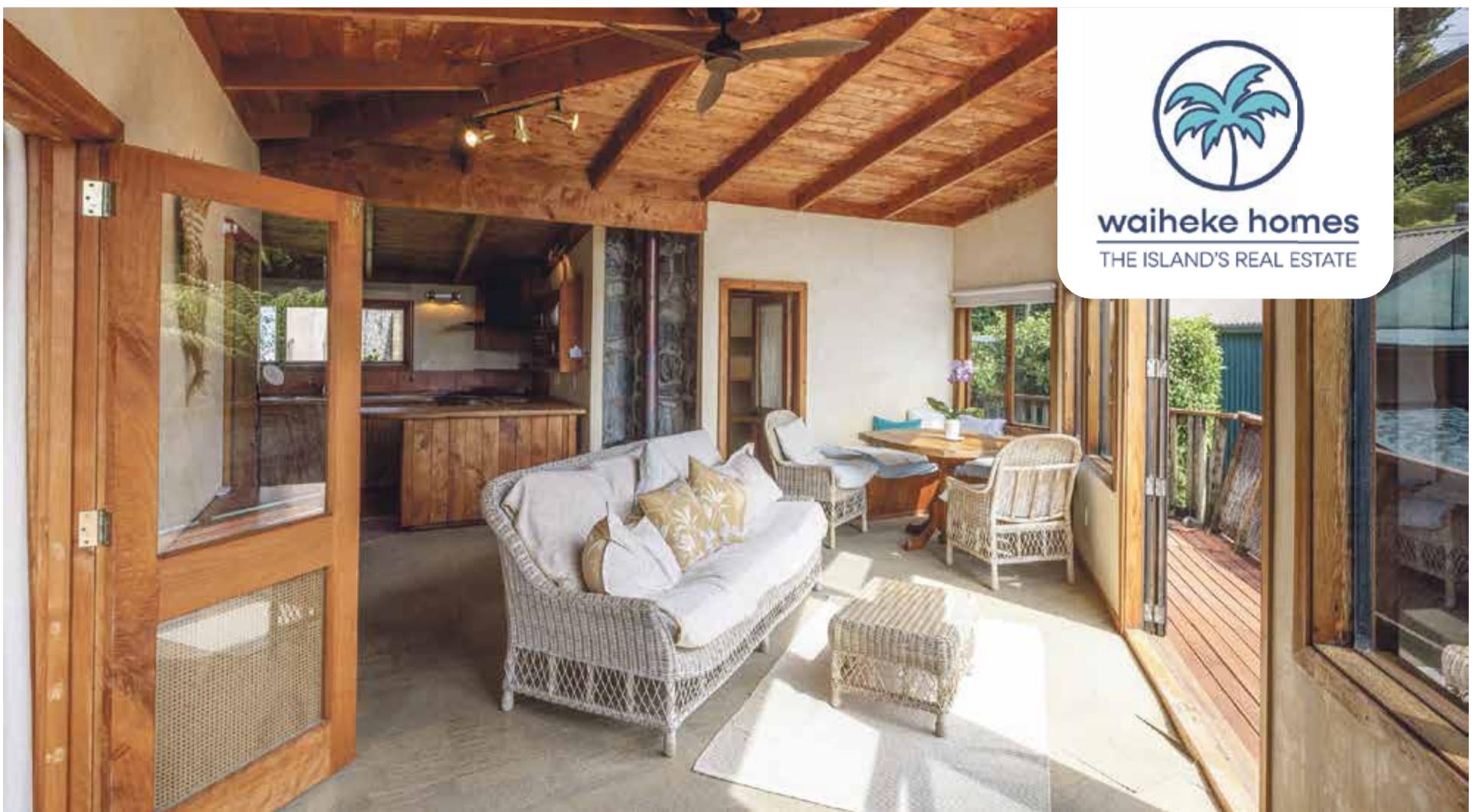
Positioned in the dress circle of Oneroa, 21 Tiri Road has fabulous views and a brilliant position. Boasting two decks to capture water views on both sides of the island, there are plenty of options for outdoor entertaining. The open plan living is large and spacious, bathed in sun from morning to night. 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.

Set date of sale closing 10th February 2026 at 5pm
Open Home: 1 - 1:30pm



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





waiheke homes
THE ISLAND'S REAL ESTATE



21 Cory Road, Palm Beach

Jana's Menevia

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 5 February 2026 at 1pm (unless sold prior)
Open home: Sat 11 - 11:30am



AUCTION IN WAIHEKE HOMES OFFICE, 143 OCEAN VIEW ROAD

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

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Disclaimer: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.





36 Kiwi Street, Oneroa

The Pineapple Pavilion

Short walk to the beach

Set quietly within Oneroa Village, The Pineapple Pavilion is a rare mid century masterpiece where architecture, light and lifestyle come together effortlessly. Designed with the hallmarks of the era, this three bedroom home celebrates clean lines, beautiful original features and lofty high ceilings that create a sense of space and calm throughout. Bathed in sun from sunrise to sunset, the home sits proudly on a huge flat section, a true rarity in this location and an absolute dream for families.

For sale \$1,395,000

View: Sat 12-12:30pm or by appointment



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





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
Sat and Sun 12 -12.30pm

Harry Howe 021 027 81618
harry@hhrealestate.co.nz

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



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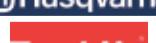
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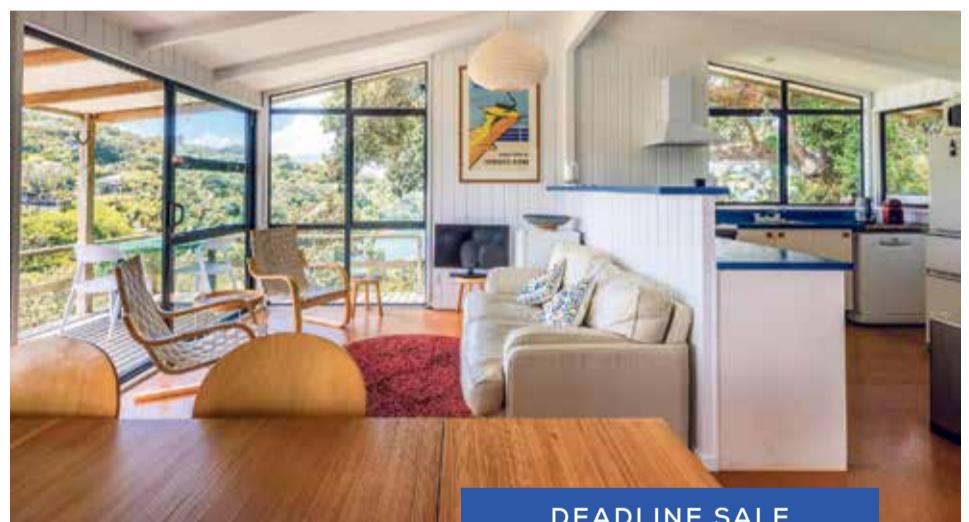
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DEADLINE SALE

OMIHA

6 POHUTUKAWA AVENUE

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DEADLINE SALE

4:00pm 4 Feb 2026 at 18 Commerce St, Auckland City (unless sold prior)

barfoot.co.nz/925894

VIEWING

Open Home: Sat 17th & Sun 18th Jan from 12-12.30pm



Kristina Clarke
021 082 79272
k.clarke@barfoot.co.nz



Howard Gee
027 471 9656
h.gee@barfoot.co.nz

Waiheke batch - 2 Waterfrontages!

Nestled on the ridge above the iconic Rocky Bay boat sheds, this north-facing, two-bedroom home commands a truly special position, with wrap-around decking, vaulted ceilings and full-height windows framing close views to Rocky Bay Beach, Whakanewha & west to Kauakarau Bay, the Hauraki Gulf & the CBD skyline beyond. An affordable quintessential kiwi batch, just 15 minutes from the Matiatia ferry. Call today!

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INTERNATIONAL REALTY

FORTHCOMING AUCTION



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: Dates to be confirmed.

VIEW: nzsothebysrealty.com/WAG11227
10:00 - 10:45 a.m. Saturday 17 and Sunday 18 January 2026 and by Appointment

JAMIE MC LAUGHLAN: +64 21 398 351
jamie.mcLaughlan@nzsir.com

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



FOR SALE



Waterfront Holding – ONETANGI

3 1.5

Floor: 98 sq m

7/141 The Strand, Onetangi, Waiheke Island

Put simply, this is no-maintenance luxury, perched above one of the world's finest beachfronts. Those with insight into island-life will appreciate the relief of a solution which allows you to be on holiday the second you step off the boat. This elegant, well-configured apartment has been immaculately cared-for in its long tenure. It is situated at the favoured, quiet, western end of the beach in 'The Sands' - an architecturally designed condominium-style building directly opposite the water. The sound of wave-break will banish worries and bring you into the moment. Bi-fold windows open to fully engulf northern sun and views which are rare at this price point. A lock-up, BBQ area, carpark, flexible third bedroom and 24 hour security complete the picture. The short stroll along the beach will bring you to a choice of restaurants while the best dining vineyards are a few minutes drive. Jet-setters can be "in situ" from Auckland airport within an hour to 90 minutes - if connections and timings are well considered. Whether beachside retreat or strategic long-term investment, this is a Waiheke option with position and panache. We put it up for your consideration on Friday 30 January 2026 at 4.00pm (Unless we sell it prior)

VIEW: nzsothebysrealty.com/WAG11249

CHRIS JONES: +64 21 795 194

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FRANCINE SWEET: +64 21 060 8998

francine.sweet@nzsir.com

Under Offer

363A Sea View Road

PENDING SOLD

3 Hartley Avenue

PENDING SOLD

Current

ONETANGI – 7/141 The Strand (featured above)

DEADLINE: Friday, 30 January

KENNEDY POINT – 34 Kennedy Point Road

Reserve-front, contemporary, water views

DEADLINE: Friday, 30 January

TE MATUKU – 8 & 24 Te Matuku Point Lane

NZ Mid-Century Modern Lifestyle Masterpiece – 2 titles

DECEASED ESTATE

PRIVATE AUCTION: Friday, 30 January 7PM On-site – Will Not Be Sold Before Auction

Upcoming

ONEROA – 27 Queens Drive

Architect-Designed Retreat in prime ring-road dress circle enclave, water views.

VIEWINGS COMMENCE: 17 January

ONETANGI

Architect-Designed Retreat in north-side valleys address, water views.

VIEWINGS COMMENCE: 10 February

OSTEND

Upside proposition located in the best old-world Ostend zone. Excellent site, peep water view.

VIEWINGS COMMENCE: 14 January

ROCKY BAY

A) Reserve-front family home, water views and accessibility, flat access, excellent utility.

VIEWINGS COMMENCE: 26 January

B) Cool bach, elevated, light, renovated, stunning water views.

VIEWINGS COMMENCE: 26 January

ORAPIU BAY

32 Year Legacy Riparian Holding – Two Dwellings – user-friendly waterfront

VIEWINGS COMMENCE: 31 January



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Chris Jones

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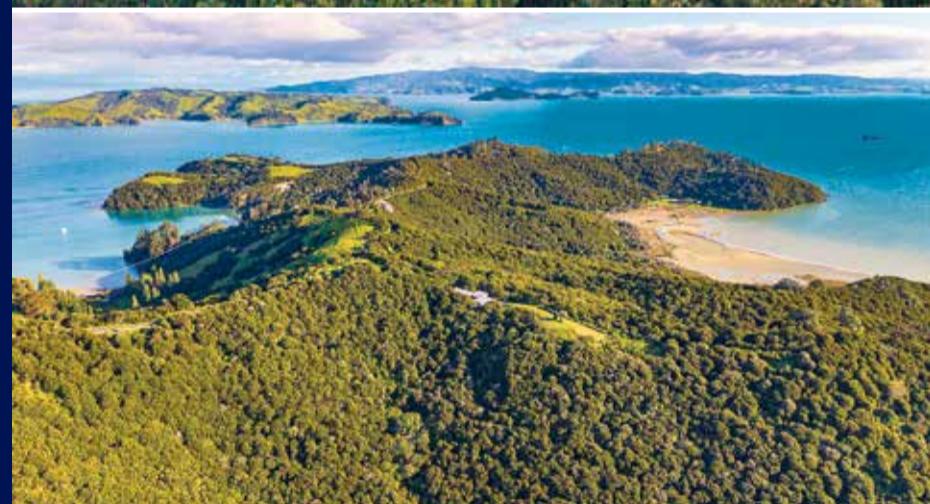
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Francine Sweet - AWARDS: No. 1 Performer New Zealand Sotheby's International Realty (NZSIR) Waiheke Office 2018, 2019, 2020, 2021, 2022, 2023, 2024 and the first quarter of 2025. Top 5% NZSIR National Performer 2020, 2021, 2022, 2024. Largest Residential Sale Waiheke Island 2021, 2022. Highest Auction Sale Waiheke Island ever recorded.

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INTERNATIONAL REALTY

WILL NOT BE SOLD BEFORE AUCTION



ORAPIU, 8 and 24 Te Matuku Point Lane

PUKETOI – The Place That Time Forgot

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 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
by appointment only

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INTERNATIONAL REALTY

AUCTION



ONEROA, 27 Queens Drive, Waiheke Island

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 17 and Sunday 18
January 2026 and by Appointment

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The Collection

WAIHEKE ISLAND

New Zealand

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INTERNATIONAL REALTY



ONEROA, 12 Ridge Road

"Where the Unicorn Lives" — 12 Ridge Road, Oneroa

Beautifully renovated and immaculately presented, this two-bedroom home sits on the kind of generous, sun-soaked land you'd expect a unicorn to roam — private, north-facing, and wrapped in lush, established gardens. A sympathetic addition opens through wide sliding doors to pergola seating and multiple outdoor living zones, creating seamless indoor-outdoor flow. The separate TV room/office adds flexibility, while two bathrooms and a chef's kitchen make everyday living effortless. A multitude of negotiable chattels can make your transition seamless — from a 10 ft container for storage to a spa for relaxation to outdoor furniture ideally suited to the pergola conversation area. Held and loved by one family for over 20 years, this is a rare Oneroa find—private, sunny, walkable, and ready for its next chapter - ideal as a permanent home, downsizer's retreat, or holiday escape. Don't delay. This unicorn will be snaffled up and caged very quickly.

2 2 3

Floor: 139 sq m Land: 903 sq m (more or less)

AUCTION: On-site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11250
11:00 - 11:45 p.m. Saturday 10 and
Sunday 11 January 2026 and
by Appointment.

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SIMON SMITH: +64 27 492 1698
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