



BAYLEYS

PROPERTYVIEW



Oneroa 27 Korora Road

Lifestyle to love on Korora

Gorgeous and newly renovated, this two level home offers effortless coastal living in one of Oneroa's most sought after streets, just moments from the beach, cafes and village centre. Set on a generous 857sqm site, it enjoys a sunny, elevated outlook with sea views, excellent natural light and multiple decks ideal for entertaining or relaxing. Polished matai flooring adds warmth to a high quality renovation, while low maintenance grounds, a garage and close ferry access complete this appealing Waiheke retreat.

857sqm  3  1  2  1 

Set date of sale (unless sold prior) 3pm,
Thursday 26 Feb 2026

View Sat and Sun 1:30-2:00pm

Jacob Lillyman 021 025 81509 jacob.lillyman@bayleys.co.nz

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

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



OPEN HOME



Oneroa 30 Nikau Road

Stroll to the beach and village

This truly authentic Waiheke Bach is all about easy island living. Recently freshened up, it is ready to roll — just turn up, drop your bags, and start enjoying. High stud ceiling and ranch sliders on both sides fill the home with light and sea-breeze flow. There are loads of outdoor spots to kick back, follow the sun, fire up the BBQ, and stretch out into island time. With two bedrooms in the main house plus a separate studio, there’s space for friends, family, or a handy work-from-home setup. The section is flat, and you can wander down to swimming beaches, the village cafés, and the ferry — no car required. A generous garage seals the deal, perfect for an island runabout or extra storage.

Cute, relaxed, and full of charm — this is a true Oneroa Bach and a brilliant way to step into Waiheke life. One that simply makes you smile.

bayleys.co.nz/2158099

2 1 1 1 2

Auction (unless sold prior) 2pm, Wed 25 Feb 2026
 Bayleys House, 30 Gaunt Street, Auckland Central
View Sat/Sun 12-12.30pm
Kym Aikin 021 596 222 kym.aikin@bayleys.co.nz
Tricia Lafferty 021 611 205 tricia.lafferty@bayleys.co.nz
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Surfdale 28D Beatty Parade

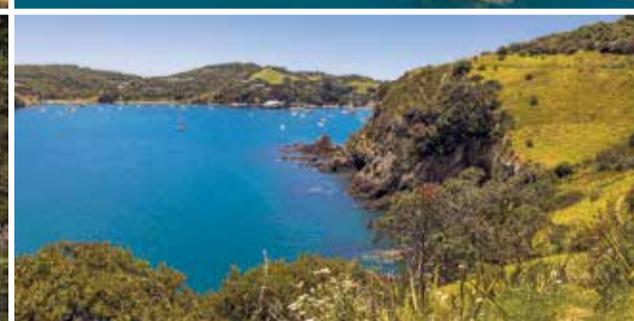
Spacial calm

An incredible Waiheke home that ticks many boxes, this modern four-bedroom residence offers space, light, and a strong connection to its setting, with 145sqm of single-level living. The generous open-plan kitchen, dining and living area enjoys sea views and opens to wrap-around decks, creating seamless indoor-outdoor flow to alfresco dining and level lawns—ideal for entertaining or relaxing. Four well-proportioned bedrooms include a master suite with walk-in wardrobe and ensuite, plus a separate study, additional shower room and separate toilet. A dual-access driveway provides easy entry, complemented by a carport with space for cars and a boat, and full double glazing ensures year-round comfort. Positioned close to Surfdale’s cafés, restaurants, bus stops, schools and beaches, this is effortless coastal living. A home of calm confidence where modern design and convenience align beautifully.

bayleys.co.nz/2158185

4 2 1 1

Tender (unless sold prior) Closing 3pm, Wed 25 Feb 2026
 145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 2-2.30pm
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz
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Waiheke Island 169 Nick Johnstone Drive

Spectacular waterfront land

Nestled at the western tip of Waiheke Island this exceptional coastal lifestyle block offers a rare opportunity to secure part of a stunning peninsula separating Matiatia Harbour from the Hauraki Gulf. Boasting sweeping uninterrupted sea views the property captures the essence of island living with its natural coastal environment.

Accessed via a private accessway off Nick Johnstone Drive the land has been recently subdivided into two allotments with the subject property being Te Huruhi 12B1 Block comprising 2.3271 hectares approximately 5.75 acres.

This leasehold opportunity with a 100 year plus term and prepaid ground rent is held as Maori Freehold Land and is subject to Maori Land Court approval ensuring the lease aligns with the best interests of the owners. The land is in its natural state with coastal scrub grass rocky outcrops and sandy beach areas offering the perfect blank canvas to design your dream coastal retreat.

bayleys.co.nz/2158189

2.3271_{ha} 

Expressions of Interest (unless sold prior)

Closing 3pm, Thu 19 Mar 2026

145 Ocean View Road, Oneroa, Waiheke Island

View 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



NEW LISTING



Ostend 84 Wharf Road

Seaside Cottage

A captivating waterfront legacy property that captures the enduring charm of 'old Waiheke'. To the rear of the gently sloping, elevated section sits a two-bedroom board-and-batten cottage. Its elevated position enjoys a sunny aspect and an outlook of colourful boats bobbing about happily in the bay. At the front of the site stands the iconic blue weatherboard 'Gallery', the former Putiki Post Office, a building that many Waiheke 'old-timers' reminisce of not only for postal services, but as a savings bank, and a pivotal meeting place. More recently, the building has become known as the 'Gallery', hosting rotating exhibitions by local artists every three weeks, thus continuing its role in the island community as a place of connection. Now offered for sale by auction on behalf of off-island family members, this inherited waterfront property presents a rare opportunity to secure a piece of Waiheke history. The keys are in the air - will you be the very lucky person to catch them?

bayleys.co.nz/2158240

981_{sqm} 2 1 1

Auction (unless sold prior) 2pm, Wed 11 Mar 2026
 Bayleys House, 30 Gaunt Street, Auckland Central
View Sat/Sun 1.15-1.45pm 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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BAYLEYS

MOTIVATED VENDOR



Onetangi 12 Waiata Road

Timeless living with space

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



Onetangi 18 Victoria Road North

Modern living, moments from the sand

Change into your togs, grab your towel and enjoy a relaxed stroll to the golden sands of Onetangi Beach. This beautifully crafted, north facing residence offers modern comfort, natural tranquillity, and a relaxed coastal lifestyle. Located approx 550m from the beach, you're close to Onetangi's renowned cafés and restaurants along one of Waiheke's finest stretches of sand. Completed in 2023, this move in ready home is ideal as a permanent residence or refined holiday retreat. Elevated and privately positioned, it enjoys a peaceful outlook across the Pōhutukawa Reserve with just one neighbouring home, creating a genuine sense of calm. With 203sqm of floor area on 1,398sqm of land, the home provides generous space for living and entertaining, complemented by quality finishes throughout. A double garage, turning area, parking bay and ample driveway space — including room for a Sealegs — complete this sun filled Onetangi retreat.

[bayleys.co.nz/2158009](https://www.bayleys.co.nz/2158009)

3 2 1

Set Sale Date (unless sold prior) 3pm, Wed 4 Mar 2026

145 Ocean View Road, Oneroa, Waiheke Island

View Sat/Sun 12-12.30pm

Jacob Heatley-Adams 027 329 7382

jacob.heatleyadams@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**

1,257 sqm 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

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

UNDER CONTRACT



Palm Beach 41A Palm Road

Barefoot luxury at Palm Beach

Step into a refined coastal sanctuary set 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.

Solidly built and contemporary, the home offers three generous double bedrooms and two stylish bathrooms. Upper and lower decks capture sea views, while a flat, sun-soaked lawn creates an inviting outdoor retreat. A chic, self-contained studio provides flexible space for guests or working from home.

The heart of the home is an L-shaped living and dining area with a heat pump, opening through oversized bifold doors to an entertaining deck beneath an automated louvre canopy. Fully fenced grounds include an outdoor shower and garden shed. Ideal as a holiday escape, coastal retirement option or easy family home, just moments from cafes and amenities.

bayleys.co.nz/**2158125**

3 1 2 2

Price by Negotiation

View by appointment

Mana Tahapehi 027 566 0079

mana.tahapehi@bayleys.co.nz

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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. Master suite includes an ensuite and walk-in wardrobe, complemented by two generous bedrooms with double wardrobes. A stylish main bathroom, featuring both a bath and shower, completes this comfortable living space.

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 4:00pm, Sat 28 February (unless sold prior)

Waiheke Real Estate Limited Licensed (REAA 2008)



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





13 Karu Street Oneroa

Elevated Luxury with Panoramic Northern Vistas

Perched high on a private ridge in one of Waiheke Island's most coveted locations, this exceptional residence delivers refined luxury, space, and outlook in perfect balance. Discreetly positioned near the end of a quiet cul-de-sac, the setting offers privacy, elevation, and a strong sense of retreat. From its commanding north-facing position, sweeping views extend across neighbouring vineyards and olive groves, down through the Valley of Tranquillity, and out over the Hauraki Gulf towards the Coromandel Peninsula and Great Barrier Island. Designed for both relaxed living and sophisticated entertaining, the home centres around a spacious open-plan kitchen, dining, and living area, enhanced by high vaulted ceilings and an integrated wine cellar. The kitchen is beautifully appointed and complemented by a generous scullery, making hosting effortless and elegant. A separate media room offers a private retreat, perfect for unwinding with the latest films or enjoying quiet time away from the main living spaces, while a convenient guest powder room ensures comfort and elegance for visitors. Two well-proportioned office spaces further elevate the home's flexibility, making it ideal for dual work-from-home professionals, creative pursuits, or study zones without compromise. Expansive north-facing decking spans the full width of the home, seamlessly connecting indoor and outdoor living while capturing sun and scenery throughout the day. Accommodation is both luxurious and flexible. The loft-style master suite is a standout, complete with ensuite and walk-in wardrobe. Three double guest bedrooms each feature their own ensuite, with two located on the ground level and offering separate living areas-ideal for guest independence, extended family, or high-quality Airbnb income. Practicality meets convenience with a double internal-access garage, while lifestyle highlights include being just 450 metres from the boat ramp at Oneroa Bay, and an easy 600-metre walk to Oneroa Village for cafés, dining, and boutique shopping. This is a rare opportunity to secure a premium Waiheke property where elevated design, breathtaking outlooks, and an exceptional location come together to create a truly world-class island retreat.



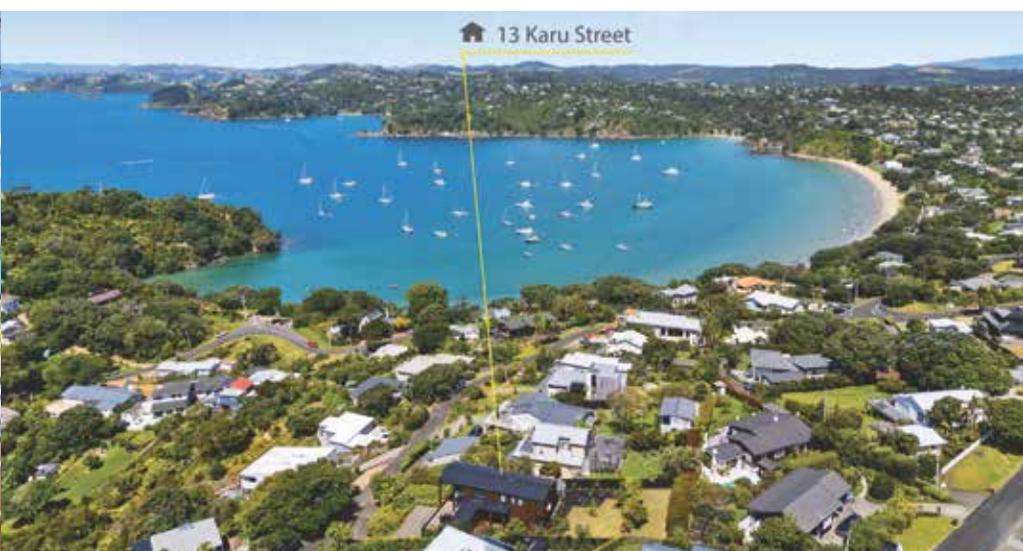
View Saturday & Sunday 1:00pm - 1:30pm
Auction On site 12:00pm, Sun 8 March (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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The RayWhite logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background.

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, Sat 28 February (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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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 circular yellow badge with a white border is located in the bottom 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.



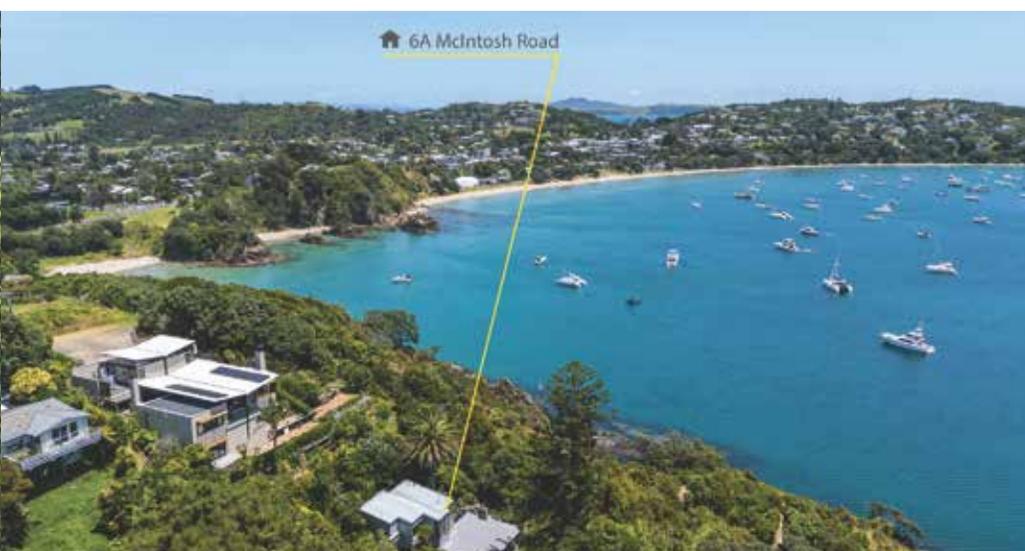
View By Appointment
Auction On site, Sat 28 February (unless sold prior)
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16 Erua Road Ostend

Set on beautiful Waiheke Island and offering an exceptional blend of lifestyle and functionality, this versatile industrial, multi-use property presents a rare opportunity to live, work and invest all in one address. Upstairs, the light-filled three-bedroom residence is designed for relaxed living. A spacious open-plan kitchen, dining, and lounge area flows seamlessly into a generous wraparound deck, where elevated sea views create the perfect backdrop for entertaining or unwinding at the end of the day. Recently issued Code Compliance Certificate and fitted with double glazing throughout, the home delivers modern comfort year-round, complemented by a heatpump for heating and cooling, as well as an additional flat-panel wall heater. Being offered fully furnished, it's ready for immediate enjoyment or rental from day one. Downstairs, the property transforms into a highly practical commercial or work-from-home space. A welcoming showroom or office area is supported by a bathroom and a fully equipped kitchen/staffroom, plus additional storage, making it ideal for a wide range of businesses or trades. The adjoining double garage features roller doors and impressive stud height, easily accommodating a boat, large vehicles or workshop setup. The benefits continue outside, with a concrete driveway, abundant off-street parking, and a separate outbuilding. Generous water storage adds further self-sufficiency and practicality.

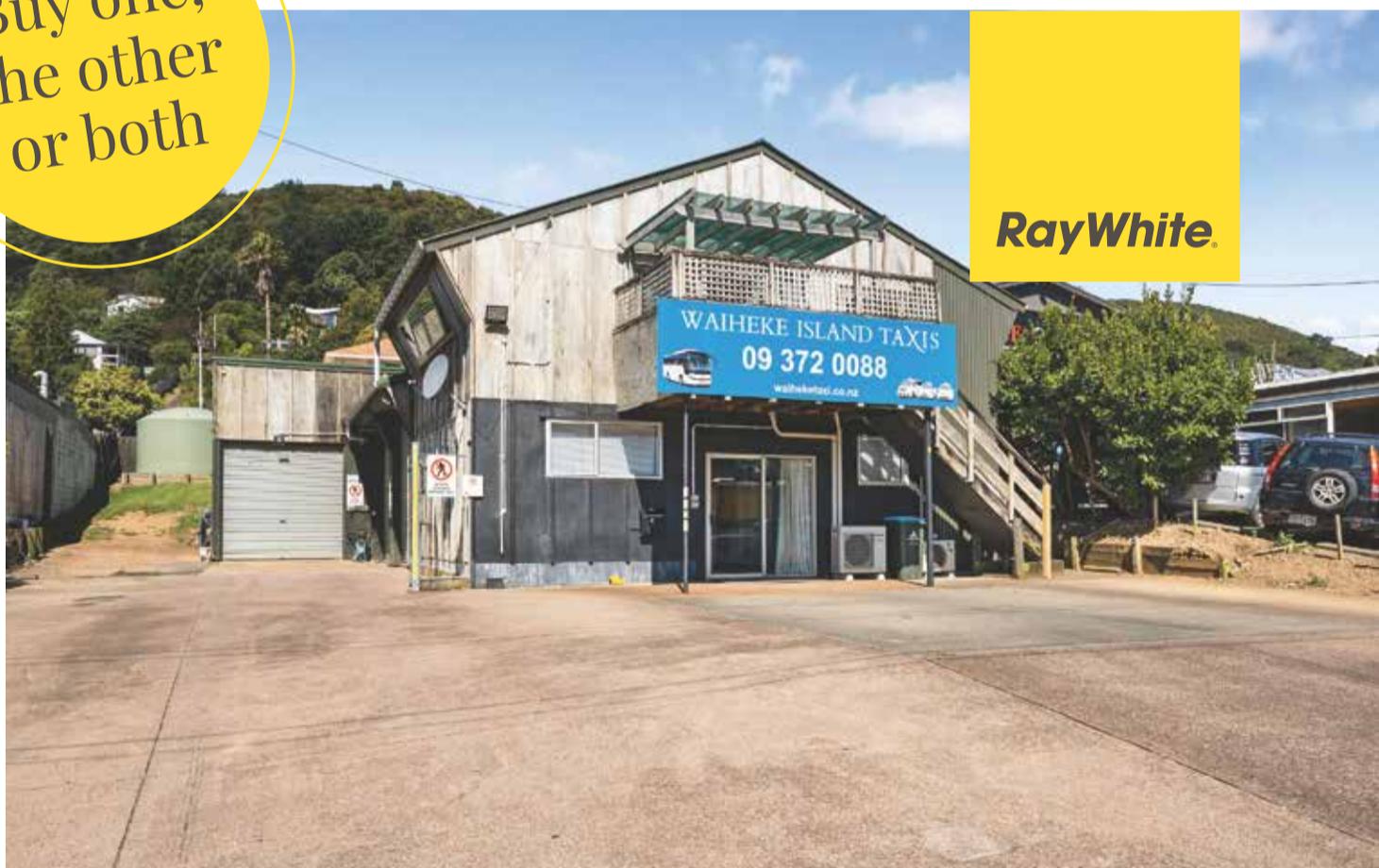
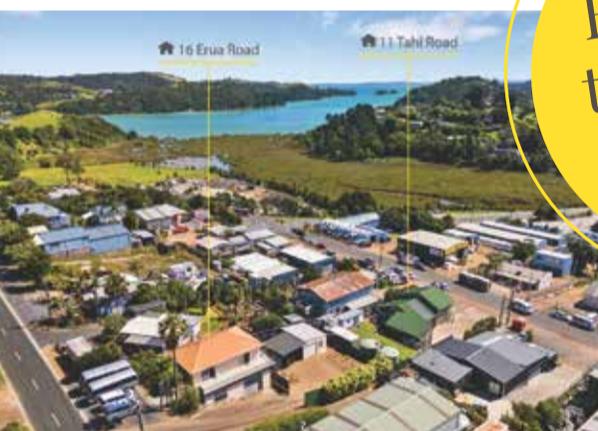
View By Appointment
Tender Closes 4:00pm, Thu 5 March
(unless sold prior)



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11 Tahiri Road Ostend

Positioned in the heart of Waiheke Island's thriving industrial precinct, 11 Tahiri Road presents a rare opportunity to secure a versatile commercial property with immediate income and outstanding functionality. Currently leased and operating as a transport business, this well-configured site offers both practicality and flexibility, making it an ideal investment or future owner-occupier prospect. At the road front, a welcoming and spacious office creates a professional first impression, complemented by a kitchen and staffroom that comfortably support day-to-day operations. Beyond, a generous double garage and workshop with impressive stud height and two roller doors provides excellent access for vehicles, equipment or trade use, while a second workshop with a single roller door adds further workspace. A loft area with bathroom facilities and an additional storage room enhances the property's adaptability. Upstairs, the layout opens up even more possibilities with a bed sit, separate bathroom, and another kitchen or staffroom that flows out to an elevated deck. Two additional rooms provide valuable extra storage.

View By Appointment
Tender Closes 4:00pm, Thu 5 March (unless sold prior)
rwwaiheke.co.nz Waiheke Real Estate Ltd Licensed (REAA 2008)



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43 Crescent Road West Ostend

Move-in-ready for relaxed island living

Discover your retreat on Waiheke Island – a move-in-ready home perfectly oriented for relaxed island living. This home offers a bright, contemporary interior that has been freshly painted throughout, new wardrobes, new carpet, new light fittings, bamboo flooring, and double glazing to keep you comfortable year-round. Stay cosy with a Kent-style fire and a heat pump, enhanced by underfloor insulation for added energy efficiency. The modern kitchen shines with a brand-new oven, hobs, dishwasher, and range hood, making every meal a breeze. With three bedrooms and two bathrooms, plus a separate laundry, the layout is spacious and flexible to suit your needs.

Set in a tranquil bush location, you'll feel connected to nature while remaining just moments from Palm Beach and Ostend shops. Skylights invite natural light, creating an open, airy atmosphere throughout the home. Outdoor living is a joy with entertaining decks that offer partial cover, perfect for al fresco dining or a peaceful morning coffee. A double parking deck adds the practical convenience of easy, off-street parking.

This property blends serene privacy with everyday practicality, offering a timeless Waiheke lifestyle. If you'd like to learn more or to arrange a viewing, contact us today and discover the island haven that awaits.



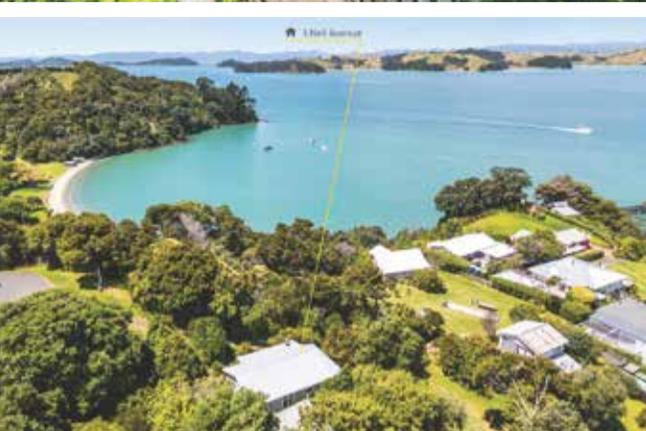
View Saturday & Sunday 2:00pm - 2:30pm
For Sale Set Date of Sale closes: 4:00pm, Thu 5 March (unless sold prior)

Waiheke Real Estate Limited Licensed (REAA 2008)



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3 Neil Avenue Orapiu

Escape to Waiheke Island and find a charming character cottage perched above a sparkling seascape. Set on a generous 1,012m2 section, Gull Cottage is a delightful hideaway capturing breathtaking, close-to-water views that feel a world away. The cottage exudes warmth with its native timber floors in the two bedrooms of the main home, a nicely presented modernised kitchen, and a stained glass window that adds a touch of artistry to everyday. French doors open onto a seaward deck, inviting you to drink in the ever-changing panorama as the sea breeze carries the scent of salt and native flora. A studio provides flexible space for guests or a quiet retreat, complemented by separate storage and a laundry that keeps the main living area serene and uncluttered. Under-house storage offers practical solutions, with the option of an additional studio space. A pathway leads directly from the property down to the water's edge, giving you easy access to beachcombing, kayaking, or a peaceful barefoot stroll along the shore. This is a great Kiwi-Bach. Located close to Passage Rock, Man O'War and Poderi Crisci Vineyards, you're never far from exceptional wine, dining, and island experiences. This character cottage is a wonderful blend of charm and practicality, recently refreshed with an external paint that keeps its coastal appeal bright and inviting. This Waiheke treasure offers the best of sea views, convenient access, and warm, welcoming living.

View Saturday & Sunday 3:00pm - 4:00pm (Access off Anzac Road)
For Sale \$995,000

rwwaiheke.co.nz Waiheke Real Estate Ltd Licensed (REAA 2008)



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22 Anzac Road
Sat & Sun 3:00pm - 4:00pm

3 Neil Avenue
Sat & Sun 3:00pm - 4:00pm
Access off Anzac Road

28 Hunterville Road
Sat & Sun 3:00pm - 4:00pm
Access off Wallingford Avenue
Auction On Site
Saturday 14 March

**Eastern
End
Shake-up
Open For
Viewing**



22 Anzac Road Orapiu

Your Escape at the Water's Edge

It's not just the idyllic view that's ready and waiting for you. It's absolutely everything that makes for an exceptional coastal property. First off, there's the immaculate house. It's been completely and tastefully refurbished. Let's start in the house-wide kitchen, lounge, and dining area. You could just sit there all day and stare out at those stunning sea views across Orapiu Bay out to Ponui Island. Better still, take advantage of the exceptional indoor/outdoor living that's here, thanks to the three sets of sliding doors. Kick back and relax on the fantastic, louvre-shaded deck, or stretch out on one of the outstanding sun loungers. At the end of the day, in this beautiful and peaceful eastern end of the island, there are three double bedrooms and a large rumpus where you, your family and your guests can rest easy. And with three bathrooms (two of which are ensuite) there'll be no queues at bedtime. The next day, why not wander down your own private walkway to Orapiu beach & wharf, where you can easily lose track of time fishing. Or maybe you'll have tied up your boat at one of the two registered moorings that come with the property. On your return, freshen up in the hot outdoor shower. Of course, you might have stored it in the boat shed on the beach that you have a gentleman's agreement to make use of, because that's another joy of this place. There's a real sense of community in this part of the island, where the locals often get together for drinks by the boathouses on summer evenings.

Everything is here, ready and waiting for you. There's the superb, fully furnished house (with its new roof and upgraded septic system). There's this glorious location. There's also Passage Rock, Jasper Ridge and the Waiheke Distilling Co not far away.

Maybe you're looking for an outstanding bach for yourself or to invest in, or maybe you're already living on Waiheke and fancy moving to this very special part of the island in time for summer. This may well be exactly what you're looking for.



View Saturday & Sunday 3:00pm - 4:00pm
For Sale \$1,849,000

Waiheke Real Estate Limited Licensed (REAA 2008)



Frank Dowling
027 481 6026

frank.dowling@raywhite.com





3 2 2

498 Seaview Road, Onetangi

Santorini on Sea View

Character and flat section

Just a short stroll from Onetangi Beach and hidden behind gates and lush gardens, Santorini on Sea View is a rare blend of architectural distinction and flexible income potential.

Inspired by Mediterranean design, the home's flowing curved forms create a memorable, resort style atmosphere that consistently appeals to holiday-makers. Every space photographs beautifully. Every stay feels like an experience. And every booking supports strong ongoing demand.

Configured as a series of interconnected living zones, the property offers exceptional versatility. It can be enjoyed as a full private retreat, divided for dual occupancy, or operated as a home and income option, allowing owners to live in one area while generating income from the other.

Deadline sale closes 5pm Thur 5 Mar (unless sold prior)
View: Sat 11-11:30am or by appointment



Brad Roebuck-Ward
021 766 180
brad@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.



3 1 1 3

100 Trig Hill Road, Onetangi

On top of the rock

Final notice

Some places simply capture people, and for many, Onetangi is one of them. Those who choose to live here rarely look back, drawn by the laid-back coastal atmosphere that flows through every season. This is north facing island living at its finest. Positioned elevated on the hillside with convenient access, this sun filled 1980s cedar home offers both privacy and presence. It sits proudly in a peaceful setting while still feeling connected and easy to reach. Set on approximately 869sqm of land with around 166sqm of living space, the home features three bedrooms and ample off street parking for multiple vehicles, a boat, and additional storage. A generous outdoor deck invites hours of unwinding and soaking in the surroundings. For many years, this was Eric's cherished home, a place to spend time with family and create a lifetime of memories.

Deadline sale closes 5pm Wed 18 Feb (unless sold prior)
View: Sat 10-10:30pm or by appointment



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



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2 1 1 2

51 Goodwin Avenue, Oneroa

A good win on Goodwin

Positioned between two beaches

Set quietly above Oneroa, this beautifully renovated two bedroom residence delivers a rare blend of privacy, sun, sea views, and an exceptional outdoor lifestyle. Reimagined by the current owners with both beauty and liveability in mind, the home has been crafted for those who value thoughtful design and seamless entertaining. Inside, fresh modern finishes, a stylish bathroom, and warm coastal tones create an immediate sense of calm and quality. At the heart of the home, the kitchen opens directly outdoors via a serving window, creating effortless flow between preparation and presentation. Morning coffee, sunset aperitifs, and long summer lunches are all perfectly at home here. Outside, a series of landscaped gardens and living zones unfolds. High and low entertaining terraces, generous courtyards, and sun soaked lawn spaces have been carefully shaped to maximise privacy and outlook.

Deadline sale closes 5pm Wed 4 March (unless sold prior)
View: Sat 11-11:30am or by appointment



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



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► **Onetangi**

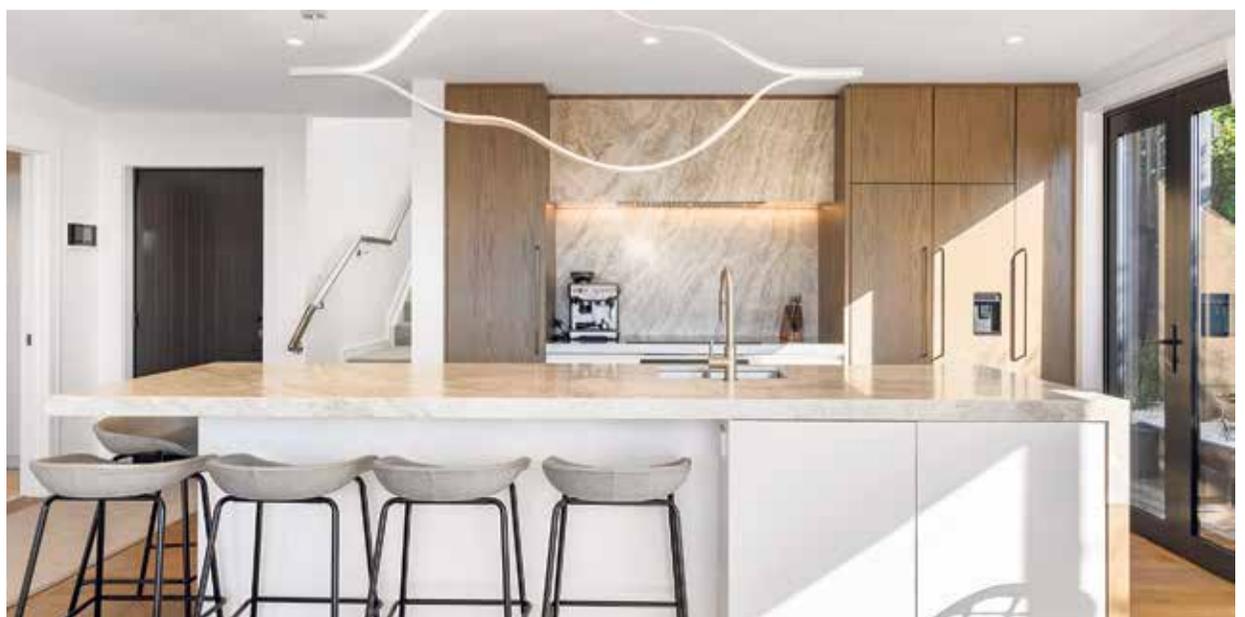
12 Victoria Road North

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

- contact** ► **Charles Collins** - 021 376 095
charles@kellands.co.nz
- contact** ► **Martin Dobson** - 021 376 952
martin@kellands.co.nz
- view online** ► Phone for viewing times
- set sale** ► Kellands.co.nz/01408
- 12.00pm, Thursday 19 February 2026
(unless sold prior)

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WAIHEKE WEEKENDER CNA RUNNER UP BEST MAGAZINE 2025 AWARDS**

GULF NEWS **Waiheke Weekender**



Surfdale 24 Alison Road

Convenient Living for Family, Work and Daily Life

Well-maintained, practical and open to interpretation and possibility, this much-loved family home is now ready for its next chapter. An updated kitchen with modern fixtures and tiled splashback, connects directly to the dining area and sunroom, creating a gentle flow through the centre of the home. The lounge is generous and offers both a heat pump and a wood burner. French doors open onto the sunroom, a space that catches the shifting light of day. A separate library or music room sits just off the kitchen, while laundry facilities and extensive dry storage are located beneath the house.

Work, play and creativity are accommodated in a consented four-car garage that has been reconfigured into separate rooms, three fitted with heat pumps and linked to a covered east-facing deck. Outside, the land slopes gently and is mostly fenced, with fruit trees, raised vegetable beds, and a freestanding shed. Gated rear access leads to the Hooks Lane bridle path for an off-road route to the kindergarten, high school, and Surfdale Beach. Comfortable today and adaptable for tomorrow, this flexible home is ready to support everyday life and a new generation of memories.

1115m2 3 1 1 2 4

Set Date of Sale (USP) 10 March at 4pm

View Sat and Sun 12.15pm to 1pm

harcourts.co.nz/L39308966



Karen McMahon

M 027 572 9659 / 09 372 3688

karen.mcmahon@harcourts.co.nz



Greg de Marigny

M 021 266 1671

greg.demarigny@harcourts.co.nz



Oneroa 235 Ocean View Road

Rare Central Oneroa Landholding – 3,488m2 with Cottage

Defined by balance, this thoughtfully updated weatherboard cottage sits on a rare and expansive 3,488m2 freehold property in the heart of Oneroa, just a short walk to Little Oneroa Beach and Oneroa Village.

Recently painted, the two-bedroom home presents a calm, composed exterior and a restful interior, with French doors from both the main bedroom and lounge opening onto a new deck. A heat pump provides year-round comfort, while multiple sheds offer practical storage or creative potential.

Nearly flat at the dwelling and generous in scale, the property delivers privacy, established access via footbridge, underground power, mains pressure water and a 35,000L water tank. A raised vegetable garden adds everyday connection to the land, while the bush-clad setting enhances seclusion.

Whether holding, extending the existing dwelling, land-banking or planning future development, this is a rare central Oneroa opportunity offering position, scale and flexibility.

For sale by Tender (unless sold prior). Enquire today.

3488m2 2 1 1 1

Tender (USP) 24 February 2026 at 4.00pm

View Sat & Sun 11.00am to 11.45am

harcourts.co.nz/L37782890



Karen McMahon

M 027 572 9659 / 09 372 3688

karen.mcmahon@harcourts.co.nz

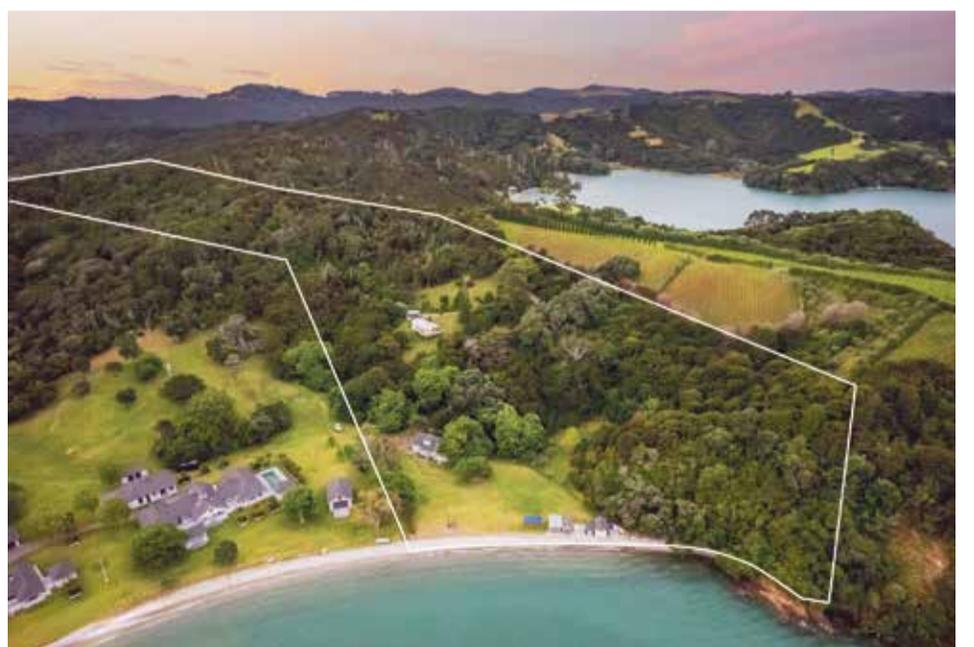


Greg de Marigny

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AUCTION



UNBRIDLED LEGACY RIPARIAN WATERFRONT

739 ORAPIU ROAD, ORAPIU BAY

AUCTION: 5:00 p.m. Saturday 14 March 2026 (unless sold prior)

VIEW: By appointment

 6  3

 301 sq m  5.46 ha (more or less)

Contact us today to arrange your private viewing.

Francine Sweet

M +64 21 060 8998

francine.sweet@nzsir.com

Chris Jones

M +64 21 795 194

chris.jones@nzsir.com

This is a once-in-a-blue-moon invitation to secure essentially a third of historic Orapiu Bay. For those seeking inter-generational holdings - why compromise?

This is 5.46 hectares Freehold - unburdened by Title complexities, private, and enjoying unrivalled lawn-to-foreshore luxury. Tenure here is measured in decades, not years. 138 metres riparian mainly-beach coastline, immaculate grounds, two dwellings - a refurbished home and an adorable water-front cottage, four boat-sheds and a deep-water mooring. All connected by an exclusive, manicured drive.

The Bay, with its glassy waters, safe swimming, fishing and lack of tourism is where memories are forged, bonds are solidified, while the venue for all flag-waving familial activities is never in question.

The entire package quietly exudes 31 years of excellent custodianship from a family whose majority of offspring are now across the Tasman. Build a new coastal residence here or relish endless seasons as is. Rarely can we offer these unified elements for sale and make no mistake – this will be passed on to the next benefactor.

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INTERNATIONAL REALTY

AUCTION - UNLESS WE SELL IT BEFORE



OMIHA, 28 Valley Road

Reserve-Front Majesty in A Major Key

Reserve-front properties at palatable price points are few and far between. This coastal home spies the surf across the grassy expanse of the Mary Wilson Reserve with unobstructed permanent view. Behind secure fencing, gardens riot in colour and flat access is granted into astonishing proportions. This is not everyday Rocky Bay – but the best of it. The formed drive is flanked by pretty citrus and ancient-looking Olives. In short: amplitude, utility, generous spaces are available to Everyone and they effortlessly flow for every mood, nook and cranny of the day. If two garages sound like you – view this now. Cosmetic upside may beckon, but the raw ingredients are all in place. Our seller is relocating to join family and instruction is urgent. Like Mary Wilson, some people refuse to let something precious slip away unnoticed. Nor should you.

3 2 2

Floor: 285 sq m Land: 979 sq m (more or less)

AUCTION: 12:30 p.m. Saturday 28 February 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11215
2:00 - 2:30 p.m. Saturday 14 and Sunday 15 February 2026 and by appointment.

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francine.sweet@nzsir.com



AUCTION - UNLESS WE SELL IT BEFORE



ONETANGI, 61 Victoria Road South

Modernism on The North Western Slopes

When our sellers walked into this one-off architectural creation in 2016, they immediately knew they would buy it. Was it the prime north-west valley possie, the water view shaft across tree-tops, or the restrained modernism of Taggart's design that grabbed them? This home is a study in the best parts of Onetangi's northern valleys. Privacy, nature and a 10 minute stroll to the beach are all undeniable benefits, but the heroic grand open-plan dining and living mezzanine will delight, as will the flow from all rooms onto a medley of private decks. Sip tea in the treetops while listening to the birds wake up in the Victoria Reserve below. A Gallery-like kitchen with Tuscan herbs and outdoor dining adjacent showcases the light-bathed position. New bathrooms, flooring and storage galore make this a permanent or luxurious holiday spot. Did we mention the garage with internal access? No more long haul flights for our clients who must imminently re-locate.

2 2 2

Floor: 189 sq m Land: 887 sq m (more or less)

AUCTION: 10:45 a.m. Sunday 8 March 2026, On-Site (unless sold prior).

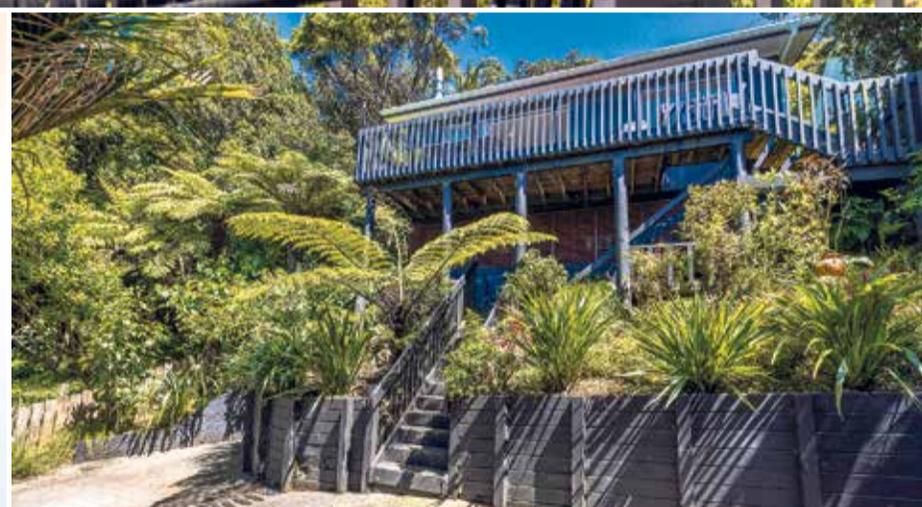
VIEW: nzsothebysrealty.com/WAG11287
11:00 - 11:30 a.m. Saturday 14 and Sunday 15 February 2026 and by Appointment.

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New Zealand

Sotheby's
INTERNATIONAL REALTY**AUCTION - UNLESS WE SELL IT BEFORE****OMIHA, 116 Fairview Crescent****Three Non-Negotiables – And A Cool Bach**

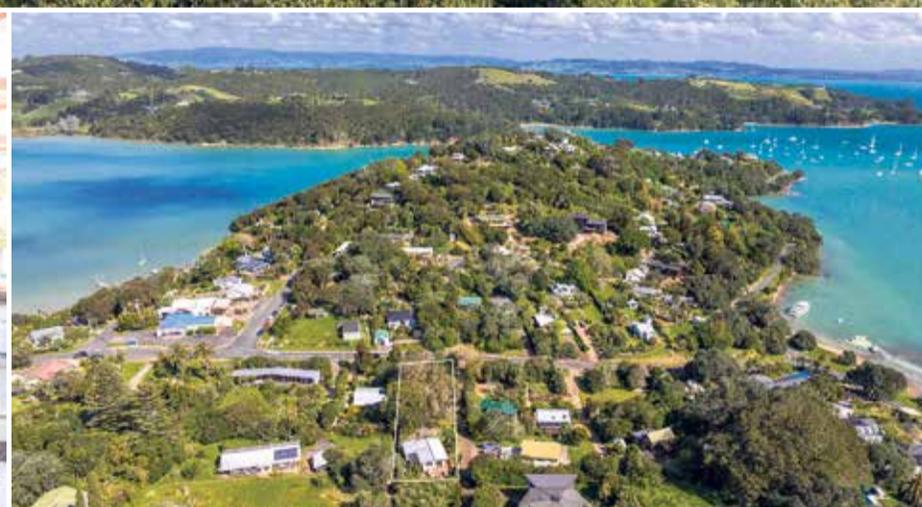
If you find yourself shopping for a hideaway in this storied suburb of ghosts of poets, poets, potters, musos and just more generally interesting people – there are only three non-negotiables you should adhere to. Elevation, year-round sun and water views. This renovated cottage has all three. Exquisite far-reaching views of sea, headland and bush scape are the only matters accompanying you from the refurbished living and Master areas. On its serene perch – the currently has no immediate neighbour on one boundary and the freshly landscaped and planted-out site backs onto the "Tawa Track" adjoining a gorgeous meander through the Whakanewha Reserve and surrounds. Aloof but connected – to re-root yourself in community the Rocky Bay Hall is nearby, as are the crystal waters of the Bay. This is a cool bach for cool people having a cool life, or - a permanent home – new additional storage has been cannily installed by our clients who are on a life move to their next destiny - already bought.

2 2

Floor: 98 sq m Land: 809 sq m (more or less)

AUCTION: 2:00 p.m. Saturday 28 February 2026, On-Site (unless sold prior).**VIEW:** nzsothebysrealty.com/WAG11270
1:00 - 1:30 p.m. Saturday 14 and Sunday 15 February 2026 and by Appointment.**CHRIS JONES:** +64 21 795 194
chris.jones@nzsir.com**FRANCINE SWEET:** +64 21 060 8998
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New Zealand

Sotheby's
INTERNATIONAL REALTY**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. There is also an un-activated BORE on-site. 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.

2 2

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

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

VIEW: nzsothebysrealty.com/WAG11265
10:00 - 10:30 a.m. Saturday 14 February and Sunday
15 February 2026 and by Appointment.

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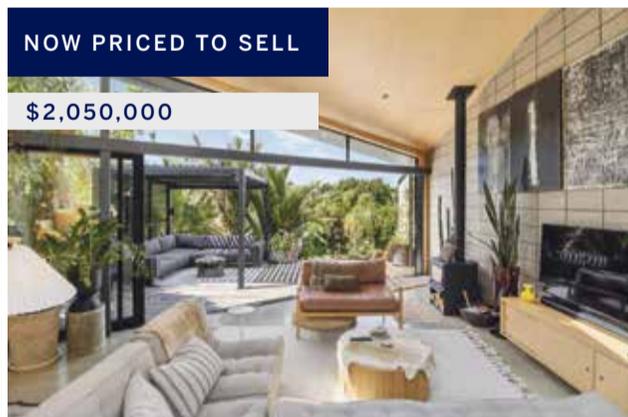
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AUCTION

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166 Ostend Road, Ostend | Property ID WAG11040

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