

Enclosure Bay 52 Great Barrier Road

Map your future

Set on a flat-to-elevated site, this property offers exceptional potential for immediate enjoyment and future development. The land's natural contours allow easy parking and provide a superb canvas for a bespoke home capturing views across Enclosure Bay. A sheltered foreshore invites swimming and coastal exploration, while the Sandy Bay boat ramp is close by, ideal for launching. Renovate the existing bach or unlock the site's full potential—opportunities abound in this tightly held location. Properties here remain in strong demand, making this a rare opportunity.

bayleys.co.nz/2158104

2 1 1 3

Auction (unless sold prior) 11am Sat 28 Feb - On Site
View Sunday 11-11.30am

Hayden Ringrose 021 590 668
hayden.ringrose@bayleys.co.nz

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FINAL NOTICE



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, cafés and village centre, it balances lifestyle, convenience and easy access to the city. Set on a generous 857sqm site, the home enjoys a sunny, elevated outlook with sea views, excellent natural light and multiple decks ideal for entertaining or relaxing. Inside, polished matai flooring adds warmth and character, while the high-quality renovation blends contemporary style with everyday practicality. Three bedrooms include one currently set up as an office, with thoughtful updates throughout making the home truly move-in ready. Low-maintenance grounds, a garage and strong street appeal suit both permanent living and lock-and-leave use. A short stroll leads to Oneroa Beach and village amenities, with the Matiatia ferry just minutes away. A beautifully upgraded home in a premium Waiheke location.

bayleys.co.nz/2158067

3 1 2 1 2

Set Sale Date (unless sold prior) 3pm, Thu 26 Feb 2026
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 1.30-2pm or by appointment
Jacob Lillyman 021 025 81509
jacob.lillyman@bayleys.co.nz
Mana Tahapehi 027 566 0079
mana.tahapehi@bayleys.co.nz
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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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Boundary lines are indicative only



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



OPEN HOME



Surfdale 15 Wellington Road

Pohutukawa Cottage

Prepare to be charmed as you walk through the doors of Pohutukawa Cottage - a character filled, two-bedroom plus study sweetie! Set on an elevated and sunny 932sqm site with sea and valley views the home features easy single-level living, classic wooden joinery, a newly renovated kitchen and the bonus of a generous separate garden studio for added flexibility. A covered patio creates an inviting space for year-round outdoor dining as you watch the spectacular sunsets. The surprisingly large, flat lawn area is a rarity on Waiheke, plus there is more land to the rear of the lawn with sunny terraced garden spaces. The studio offers wonderful versatility, whether you need a home office, creative retreat or extra space for the children and their friends. The location couldn't be more convenient: walking distance to schools, Surfdale shops and commuter bus stops.

Call Mandy or Holly to view today!

[bayleys.co.nz/2157987](https://www.bayleys.co.nz/2157987)

2 1 1 1

Tender (unless sold prior) Closing 4pm, Thu 5 Mar 2026
145 Ocean View Road, Oneroa, Waiheke Island
View Sat 2-2.45pm
Mandy Brown 0274 822 460
mandy.brown@bayleys.co.nz
Holly Brown 021 2422 036
holly.brown@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Surfdale 28D Beatty Parade

Spacial calm

This modern four-bedroom Waiheke home offers space, light, and seamless indoor outdoor living across 145sqm. The single level layout centres around an open plan kitchen, dining and living area, where sea views provide a constant backdrop. Expanses of glazing draw in abundant natural light and create seamless flow to wrap around decks, an al fresco dining space, and level lawns—ideal for relaxing or entertaining. The master suite includes a walk in wardrobe and ensuite, complemented by three additional bedrooms, a study, a second shower room, and separate toilet. An ‘in and out’ driveway, carport with room for a boat, and full double glazing add comfort and convenience. Positioned close to Surfdale’s cafés, transport, schools, and beaches, this is a calm, modern home where lifestyle and location 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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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 lofty 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 about, 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 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
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Onetangi 18 Victoria Road North

Modern living, moments from the sand

Just 550m from Onetangi Beach, this beautifully crafted north facing home blends modern comfort with natural tranquillity. Completed in 2023, it offers an elevated, private position overlooking the Pōhutukawa Reserve with only one neighbouring property, creating a true sense of calm. Native birdlife, including kākā, tūī, piwakawaka, kererū and kōtare, is ever present, and subtle sea glimpses can be enjoyed from the master bedroom and living areas. The home provides 203sqm of floor area on 1,398sqm of land, with generous spaces for family living and entertaining. Parking includes a double garage, turning area, extra bay and ample driveway space—plus room for a Sealegs. Private, sun-filled and surrounded by nature, 18 Victoria Road North offers refined coastal living just moments from Onetangi’s cafés and golden sands.

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
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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, enhancing 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
M 021 266 1671
greg.demarigny@harcourts.co.nz



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 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
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Greg de Marigny
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greg.demarigny@harcourts.co.nz





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, Sat 28 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





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
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The RayWhite logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background.A yellow circular badge with a thin white border containing 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.



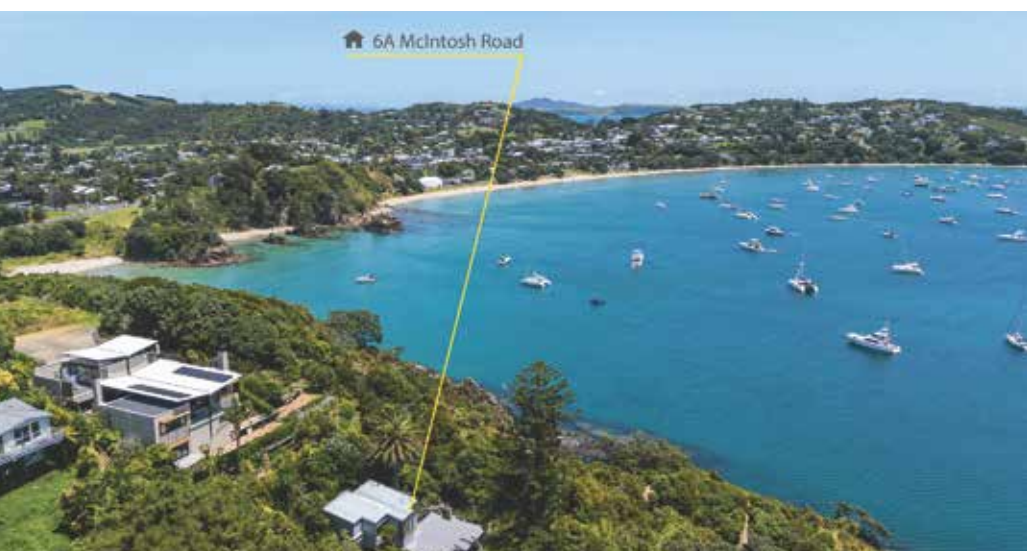
View By Appointment
Auction On site, Sat 28 February (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



Matthew Smith
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Shelley Dewar
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RayWhite

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.



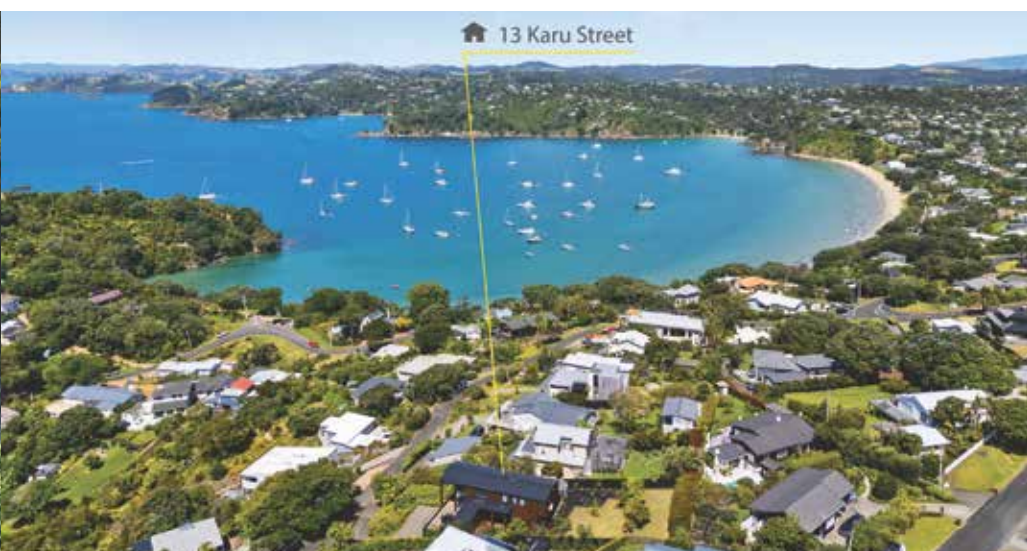
View Saturday & Sunday 1:00pm - 1:30pm
Auction On site 12:00pm, Sun 8 March (unless sold prior)
Waiheke Real Estate Limited Licensed (REAA 2008)



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RayWhite

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)



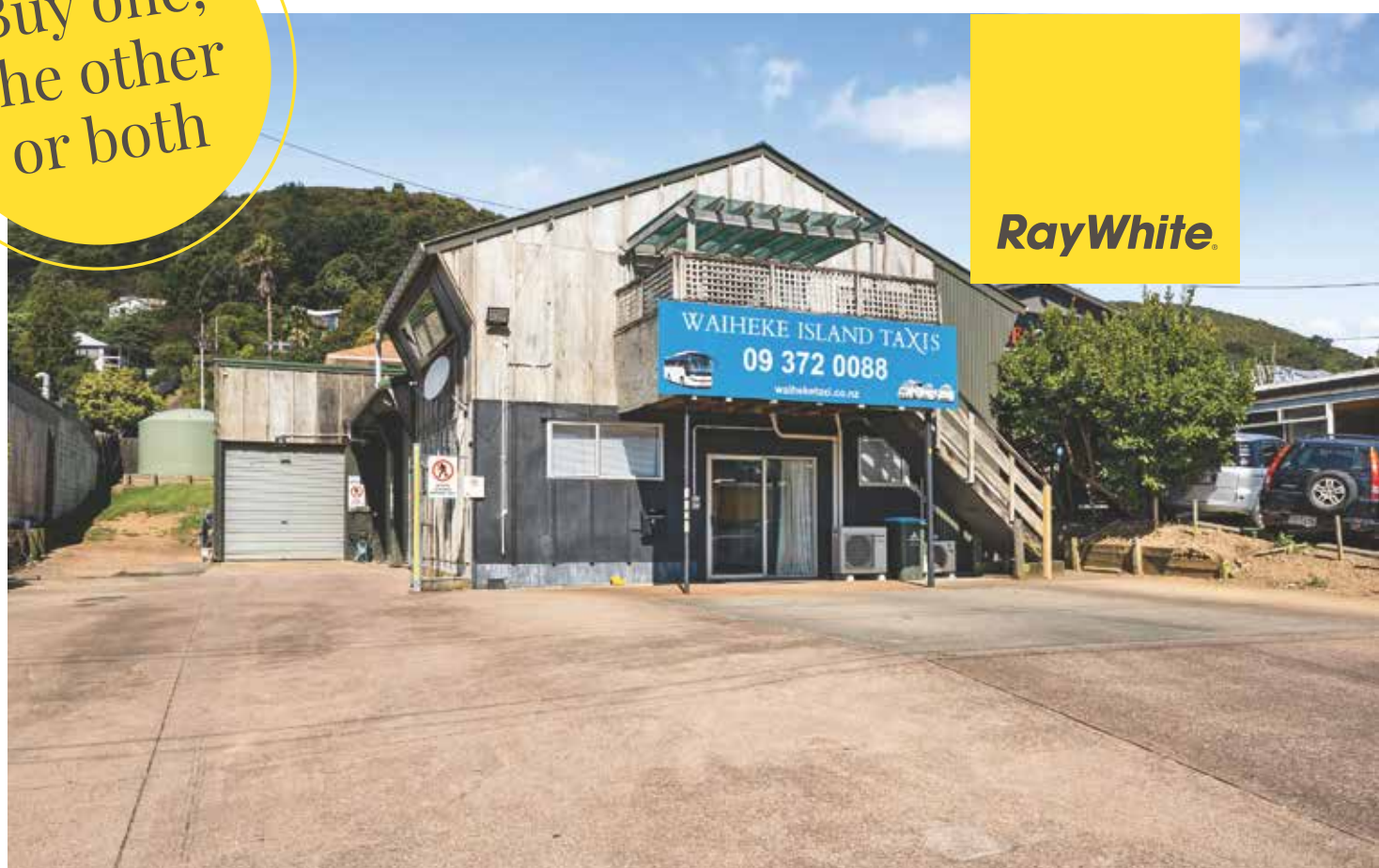
Matthew Smith
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Buy one,
the other
or both



RayWhite

11 Tahi Road Ostend

Positioned in the heart of Waiheke Island's thriving industrial precinct, 11 Tahi 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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Shelley Dewar
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28 Hunterville Road

RayWhite

28 Hunterville Road Orapiu

Private, Peaceful, Unmistakably Waiheke

At the end of a quiet cul-de-sac, where Wallingford Road gives way to birdsong and sea air, 28 Hunterville Road reveals a softer, more timeless side of Waiheke Island. Elevated above Otakawhe Bay at the island's peaceful eastern end, this is a place where mornings begin with light spilling across the water and evenings settle into the hush of the Hauraki Gulf.

The home itself is warm, welcoming and quietly practical, with three bedrooms and two bathrooms arranged for relaxed coastal living, with a modern kitchen at its heart. Here, daily life flows easily between indoors and out, framed by gentle bay views that remind you how far removed you are from the rush of the city. Below, a weatherproof basement offers more than just storage; it invites possibility. With internal access and ample space for tools, projects, or creative pursuits, it's a rare, functional addition that speaks to the lifestyle of this part of the island. Step beyond the house, and the property begins to unfold in unexpected ways. A meandering bush track leads through native greenery to a secluded studio, a tranquil retreat equally suited to yoga at sunrise, focused work away from the main home, or simply a quiet place to think. It's the kind of feature that captures the imagination and defines the slower rhythm of eastern Waiheke living. This is an address that balances seclusion with connection. The wharf at Orapiu Bay is just a short drive away, while some of the island's most iconic destinations, Passage Rock Vineyard, Waiheke Gin Distillery, and the sweeping coastline of Man O'War Bay, with its Vineyard Restaurant, sit within easy reach. Yet despite these nearby landmarks, the prevailing feeling here is one of calm and authenticity, a reminder of Waiheke as it once was.

For those seeking a home that offers privacy, character and a genuine sense of place, 28 Hunterville Road is not simply a property; it's an invitation to live differently, where the pace is slower, the views are enduring, and the story of the island still feels beautifully intact.



View Sat & Sun 2:30 - 3:00pm (Access via Wallingford Road)
Auction On site 12:00pm, Saturday 14 March (unless sold prior)

Waiheke Real Estate Limited Licensed (REAA 2008)



Renzo in 't Veld
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3 2 1 1 3

69 Victoria Road South, Onetangi

Relaxing Onetangi retreat

Beautifully presented

Beautifully presented and immediately welcoming, in a great residential community, this immaculate home offers a calm, light-filled retreat surrounded by nature. Every space feels considered, with subtle details throughout that create warmth, balance and a genuine sense of ease and functionality. It's a home that encourages you to slow down and stay awhile.

The open-plan kitchen, dining and living area features high ceilings and excellent natural light, enhancing the feeling of space and connection. A separate office as well as three well-proportioned bedrooms are thoughtfully separated for privacy, including one that opens to its own deck with peaceful views over the native bush canopy. Two well-appointed bathrooms and laundry facilities on the ground floor provide everyday practicality.

Deadline sale closes 4pm Tues 17 March (unless sold prior)
View: Sat 11:30am - 12pm or by appointment



Paul Brisbane
021 942 814
paul@waihekehomes.com



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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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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



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



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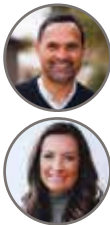


ONEROA 20 KARAKA ROAD
EASY ISLAND LIVING

3 1 1 1

Light, bright and beautifully presented, this three-bedroom home captures the essence of relaxed Waiheke living. The modern open-plan kitchen and living area flows effortlessly to a generous covered deck - perfect for outdoor dining and soaking up the sunshine. Surrounded by native trees and birdlife, it feels like your own private retreat while still being close to Oneroa village and the beach. A separate garage offers great storage and workshop space, and with a bus stop right at your doorstep, getting around the island couldn't be easier. Stylish, low-maintenance and ready to enjoy - your Waiheke lifestyle starts here.

Harry Howe
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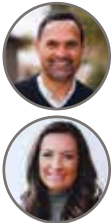
ONETANGI
99 ONETANGI ROAD

2 1 1 1

Our owner wants ACTION on his property and has made a very significant price reduction on his expectations! This quality, post 2000 build home offers a perfect blend of comfort, privacy and easy living. Featuring two generous bedrooms plus a versatile study, this charming property is designed for modern island life, whether you're working from home, hosting friends, or simply unwinding in peace.

FOR SALE
\$1,195,000
VIEW
Saturday 12 to 12.30pm

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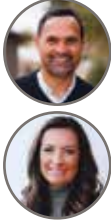
ONETANGI
10 HOBSON TERRACE

2 1 1

Set in a peaceful, elevated position with wide views stretching across the valleys and surrounding vineyards, this charming home offers true Waiheke serenity. The compact, fully modernised interior feels fresh and contemporary, with effortless indoor-outdoor flow to an expansive verandah - the perfect place to unwind as native Tui and Kaka land on the balcony to drink from the bird bath. Upstairs, two private bedrooms provide a quiet retreat, capturing natural light and leafy outlooks.

FOR SALE
\$895,000
VIEW
Saturday 11 to 11.30am

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AUCTION



ORAPIU, 739 Orapiu Road, Waiheke Island

Unbridled Legacy Riparian Waterfront - ORAPIU BAY

This is a rare invitation to secure essentially a third of historic Orapiu Bay. For those seeking inter-generational holdings - why compromise? This is 5.3 hectares Freehold - unburdened by Title complexities, private and enjoying unrivalled lawn-to-foreshore luxury. Tenure here is measured in decades, not years. 138 sq m riparian mainly-beach coastline, immaculate grounds, two dwellings - a renovated home and an adorable water-side cottage, a bore, 4 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 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 ma

6 3

Floor: 301 sq m Land: 5.46 Ha (more or less)

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

VIEW: nzsothebysrealty.com/WAG11256
By Appointment

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CHRIS JONES: +64 21 795 194
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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 21 and Sunday 22 February 2026 and by appointment.

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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 21 and Sunday 22 February 2026 and by Appointment.

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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 21 and Sunday 22 February 2026 and by Appointment.

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A Uniquely True Partnership

Today's market requires knowledge and experience to navigate the nuances of the current conditions.

Collectively we have more than 50 years in real estate and 50 years living on the island.

Advice costs you nothing but may make or save you thousands.

Knowledge is gained over time. Call to further discuss your real estate requirements.

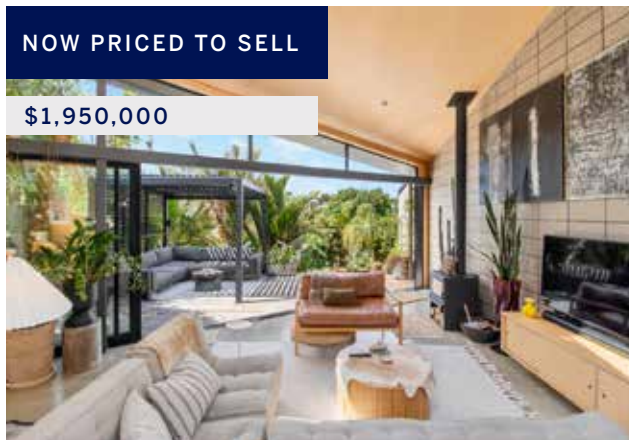
FOR SALE



5 Waiata Road, Onetang | Property ID WAG11227

NOW PRICED TO SELL

\$1,950,000



12 Ridge Road, Oneroa | Property ID WAG11250

PRICED REDUCED

\$1,995,000



166 Ostend Road, Ostend | Property ID WAG11040

Want to know
what your
home is worth?

CONTACT US TODAY

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