
**BAYLEYS**

# PROPERTYVIEW



**Waiheke Island** 621 Gordons Road

## A landmark position - a finite opportunity

At the meeting of land and sea, Awaawaroa Point House is one of Waiheke's extraordinary waterfront holdings. Embraced by water on two sides, this private estate enjoys sweeping views across Awaawaroa Bay to Auckland's eastern coastline. Built in the 1950's and carefully preserved, the home blends mid-century elegance with modern comfort. Tightly held positions like this rarely come to market. Auction day will determine its next custodian.

[bayleys.co.nz/2157782](http://bayleys.co.nz/2157782)

4,224 sqm  4  1  1  2 

**Auction (unless sold prior)** 2pm, Wednesday 1 Apr 2026

**View** Sat/Sun 11-11.30am

**Cathy Carter** 021 790 168

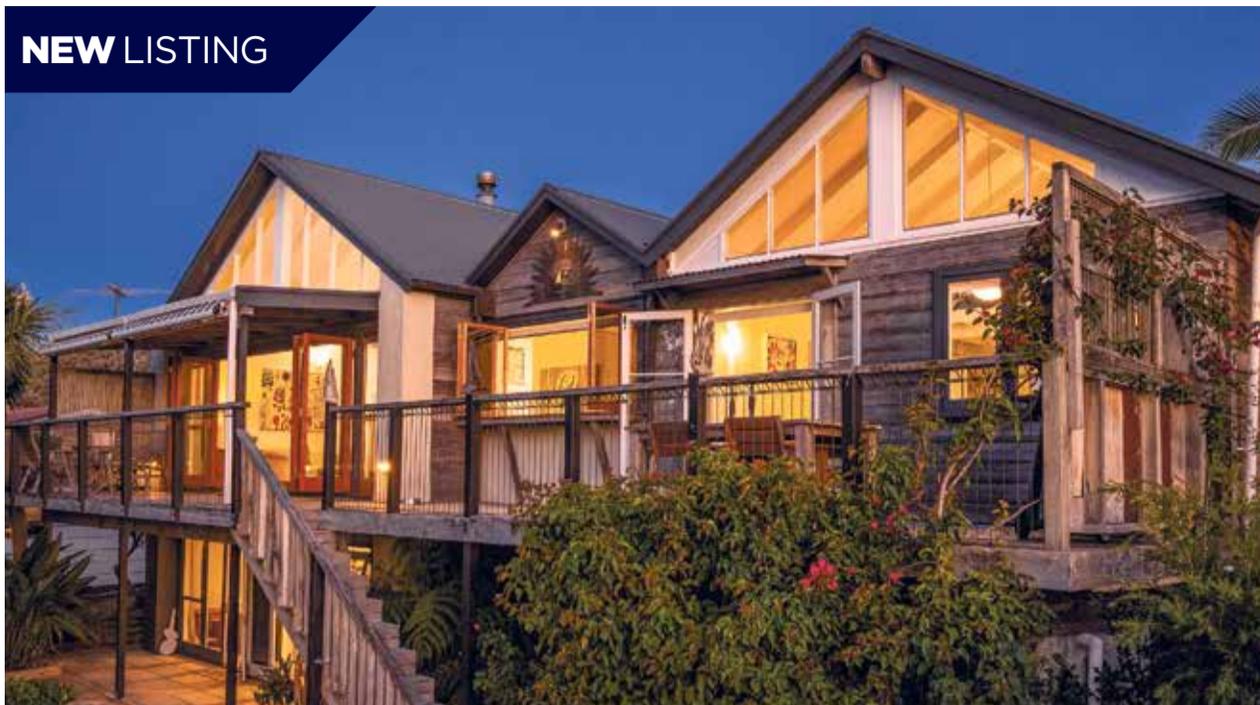
[Cathy.carter@bayleys.co.nz](mailto:Cathy.carter@bayleys.co.nz)

**Mark Spitz** 027 442 1295

[Mark.spitz@bayleys.co.nz](mailto:Mark.spitz@bayleys.co.nz)

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# BAYLEYS

**NEW LISTING**

**Kennedy Point** 5 Kennedy Point Road

## Waterfront home designed for Island living

Located in one of Waiheke Island's most desirable coastal settings, 5 Kennedy Point Road offers a rare opportunity to secure a waterfront home with beautiful sea views and easy island access. Built in the early 2000s, the home sits on an 864sqm residential site and spans approximately 224sqm across two levels, offering generous, sun-filled living. High ceilings and warm timber finishes complement the light-filled interiors, while the layout captures natural light and water views. The main living area features a wood burner and flows to a deck overlooking the water, ideal for entertaining or relaxing. Upstairs forms the heart of the home with open-plan kitchen and living spaces, where bi-fold windows open to an outdoor bar-style bench for casual dining with a view. The master suite includes a sunny aspect with ensuite, while a flexible studio provides space for guests or extended family. Downstairs, two bedrooms open to a private courtyard, and a track leads directly to the shoreline.

[bayleys.co.nz/2158339](http://bayleys.co.nz/2158339)

3 2 3 2

**Auction (unless sold prior)** 2pm, Wed 15 Apr 2026

Bayleys House, 30 Gaunt Street, Auckland Central

**View** Sat/Sun 10.30-11am

**Mana Tahapehi** 027 566 0079

[mana.tahapehi@bayleys.co.nz](mailto:mana.tahapehi@bayleys.co.nz)
**Jacob Heatley-Adams** 027 329 7382

[jacob.heatleyadams@bayleys.co.nz](mailto:jacob.heatleyadams@bayleys.co.nz)
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**NEW LISTING**

**Oneroa** 39 Makora Ave

## Architect-designed sanctuary, Oneroa

Privately positioned among established native bush, this architecturally designed home offers a rare sense of elevation and connection with nature, just a short stroll from Oneroa's beaches, village cafes and amenities. Designed at canopy height, the home looks out through kanuka and native greenery, with birdlife close at hand and ever-changing light filtering through the trees. Featured in NZ House & Garden, the vertically clad cedar residence reflects thoughtful design and timeless materials. Inside, warm white interiors pair with American oak flooring and clerestory windows that invite natural light and airflow. The 145sqm layout offers three bedrooms, two bathrooms and open-plan living that flows to a generous, sheltered deck, while an oversized window seat creates the perfect place to unwind. Set on a 1,060sqm site, the property includes two off-street parks, EV charging and strong rental appeal, and is offered fully furnished as an easy, turn-key Waiheke retreat.

[bayleys.co.nz/2158356](http://bayleys.co.nz/2158356)

 1,060<sub>sqm</sub> 3 1 2 

**For Sale by Deadline Private Treaty (unless sold prior)**

3pm, Wed 15 Apr 2026

145 Ocean View Road, Oneroa, Waiheke Island

**View** by appointment

**Mana Tahapehi** 027 566 0079

[mana.tahapehi@bayleys.co.nz](mailto:mana.tahapehi@bayleys.co.nz)
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**Oneroa** 74 Hauraki Road

### Sunsets from another level

Elevated on sought-after Hauraki Road, this beautifully presented 184sqm home enjoys stunning north-facing views across the Hauraki Gulf and Oneroa Bay, with spectacular sunsets and outlooks to the city and Rangitoto. Designed for light and effortless indoor-outdoor flow, the upper level features open-plan living framed by expansive glazing and a large sun-soaked deck, complemented by a cosy gas fireplace. The home includes three generous double bedrooms and two bathrooms, with a superb master suite capturing sunset vistas. A flexible two-level layout offers a spacious ground-floor kitchen and dining area flowing to a sheltered courtyard and covered outdoor space for year-round enjoyment. Practical features include easy drive-on access and a double garage. Walking distance to Little Palm Beach and Palm Beach, this versatile coastal home delivers relaxed island living with exceptional views and outstanding entertaining spaces.

[bayleys.co.nz/2158350](http://bayleys.co.nz/2158350)

3 2 1 4

**Auction (unless sold prior)** 2pm, Wed 15 Apr 2026  
 Bayleys House, 30 Gaunt Street, Auckland Central  
**View** Sun 12-12.45pm

**Jacob Heatley-Adams** 027 329 7382  
[jacob.heatleyadams@bayleys.co.nz](mailto:jacob.heatleyadams@bayleys.co.nz)

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**MOTIVATED VENDOR**



**Onetangi 67 Onetangi Road**

**Large home on sunny site**

Here is an opportunity to secure a large three-bedroom home with two lounges on a sunny west facing site. This property is a renovation project, ready for your creative flair and touch.  
 Our elderly vendor is highly motivated to sell. After many happy years living on Waiheke, she is moving off island to be closer to family. We have very clear instructions to sell this property either before, or on auction day.  
 If you like a project and can invest sweat equity you need to come and view this property quickly.  
 bayleys.co.nz/**2158327**

904<sub>sqm</sub> 3 2 1

**Auction (unless sold prior)** 2pm, Wed 1 Apr 2026  
 Bayleys House, 30 Gaunt Street, Auckland Central  
**Phone for viewing times**  
**Mandy Brown** 0274 822 460  
 mandy.brown@bayleys.co.nz  
**Holly Brown** 021 2422 036  
 holly.brown@bayleys.co.nz  
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**Onetangi 420 Sea View Road**

**Stylish family living with stunning valley views**

This stylish three-bedroom, two-bathroom home offers spacious open-plan living with a beautifully finished kitchen featuring quality appliances and a walk-in butler's pantry. Ranch sliders open to sunny outdoor areas, perfect for relaxing or entertaining.  
 The main bedroom includes outdoor access, an ensuite, and walk-in wardrobe, while two additional bedrooms are privately positioned with a family bathroom. An expansive garage below and a separate double garage with office and bathroom add exceptional flexibility.  
 Located in sought-after Onetangi, enjoy sweeping valley views and easy access to beaches, vineyards, and amenities.  
 bayleys.co.nz/**2157663**

3 3 1 6

**Asking Price** \$2,680,000  
**View** by appointment  
**Hayden Ringrose** 021 590 668  
 hayden.ringrose@bayleys.co.nz  
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## Oneroa 10/118 Ocean View Road

### Central Oneroa Apartment - Work, Play or Invest

Positioned within the Pendragon complex in central Oneroa, this upper-level apartment enjoys a calm, elevated setting within Waiheke's premier village landscape.

From its large windows, the outlook extends to sea views across Blackpool to Huruhi Bay and, to the north, a defined view shaft framed by palm fronds toward Oneroa Bay and the horizon.

Together, these sight lines bring a layered outlook across the surrounding village landscape and coastline.

Recently repainted and re-carpeted, the interior presents with a refreshed feel. The open-plan layout is straightforward but still maintains designated spaces for kitchen, dining and lounge. A double bedroom includes a large built-in wardrobe.

Located in the beating heart of Waiheke's business and tourism district, the apartment's commercial zoning and practical layout invite a range of uses - whether as a permanent residence, a lock-and-leave holiday base, a holiday rental, or a professional office or workspace within easy reach of local amenities, the ferry terminal, Te Ara Hura walking tracks and surrounding bays.

1 1 1

**Auction** (USP) 9 April 2026 at 12pm  
 In rooms, 128 Hurstmere Road Takapuna  
**View** Sat & Sun 10.30am - 11.15am  
[harcourts.co.nz/L39818009](https://harcourts.co.nz/L39818009)



**Karen McMahon**  
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**Greg de Marigny**  
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 Cooper & Co Real Estate Ltd REAA 2008





RayWhite

**SOLD**

## 6A McIntosh Road Oneroa

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. It is hard to find such peace and tranquillity so close to Oneroa village and the ferry, but here it is. If you are looking for a peaceful retreat, this two-bedroom, three-level home has stunning picture windows in its light open plan living/dining and kitchen area, offering sensational sunsets. The master bedroom suite upstairs is a haven set among the tree tops and has even more spectacular views. The property is set on a large 2852m2 site mere metres from a tranquil pebble swimming beach. The delightful coastline extends to the Reserve borders its northern edge. All of which ensures that the views will never disappear, as there can never be another property like this. Of course, that short walk along the coastal track to Little Oneroa beach is simply wonderful. This sizeable property offers the opportunity to renovate the existing house, or build something new. You could landbank if you want.

We have just concluded a very successful sales programme with Ray White, Waiheke Island. Our Oneroa property was a challenging property to sell and Matthew Smith, Ray White's principal, brought all his skill to achieve an excellent result for us. I would thoroughly recommend using this firm.

Andrew Hendry



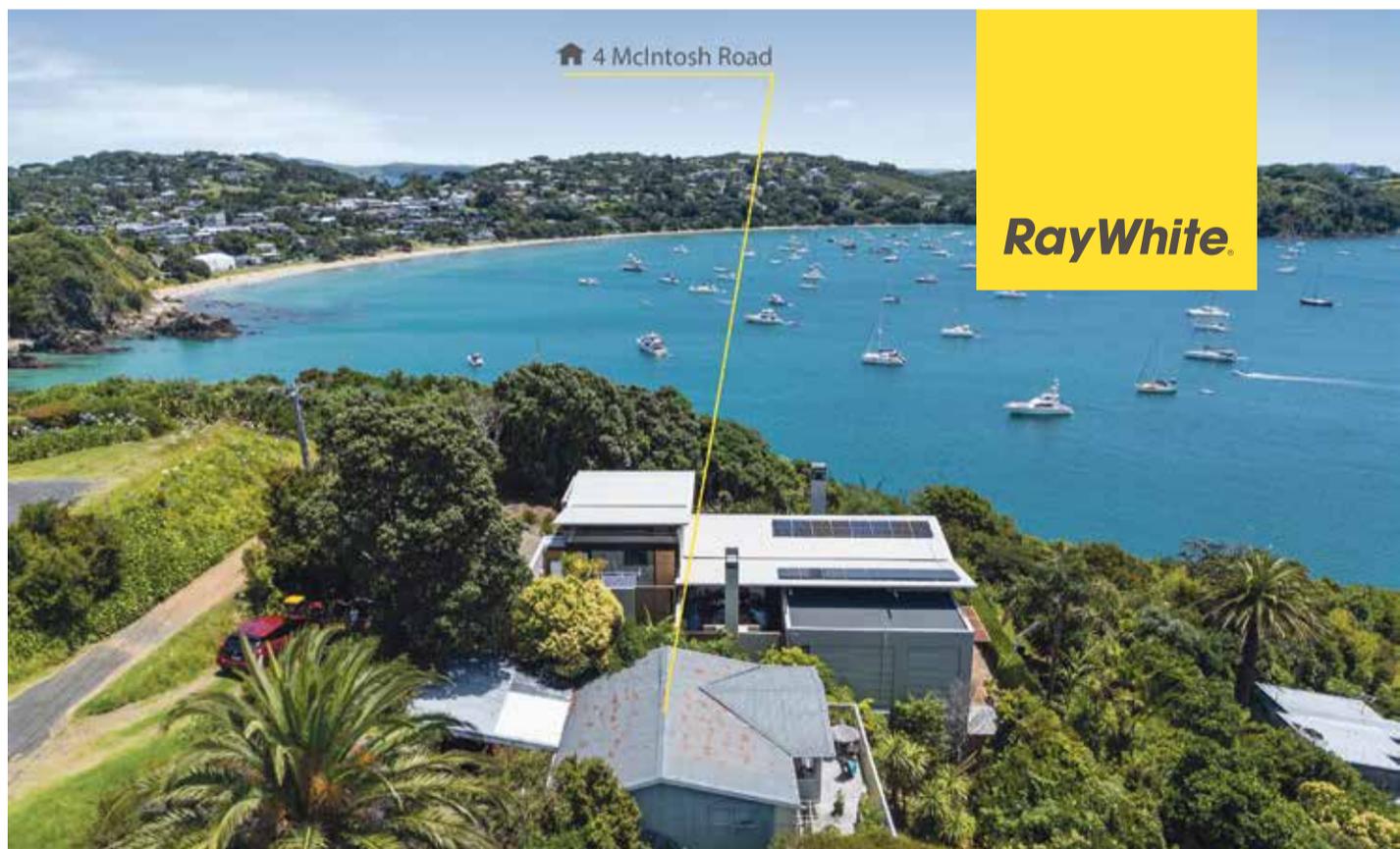
View By Appointment  
For Sale \$2,495,000

[rwwaiheke.co.nz](http://rwwaiheke.co.nz) Waiheke Real Estate Ltd Licensed (REAA 2008)



Matthew Smith  
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RayWhite

## 4 McIntosh Road Oneroa

Peace, tranquillity, spectacular sunsets and expansive views over deep blue waters while still being so close to Oneroa village and the ferry are hard to find, but here it all is. Including a bush area featuring two magnificent redwood trees, 4 McIntosh Road is a two-bedroom cottage on a lush 1670 m2 site. Facing north-west and protected from the southerly and south-westerly winds. You can enjoy all day sun here as well as direct access to the coast. A gentle stroll via Newton Reserve brings you to a quiet pebbled beach that's perfect for swimming. Or you can walk along the coastal track and be at Little Oneroa Beach with its iconic store in just a few minutes. This peaceful property offers you the chance to keep and renovate the existing cottage, or bowl and build something new. You could simply landbank if you want.



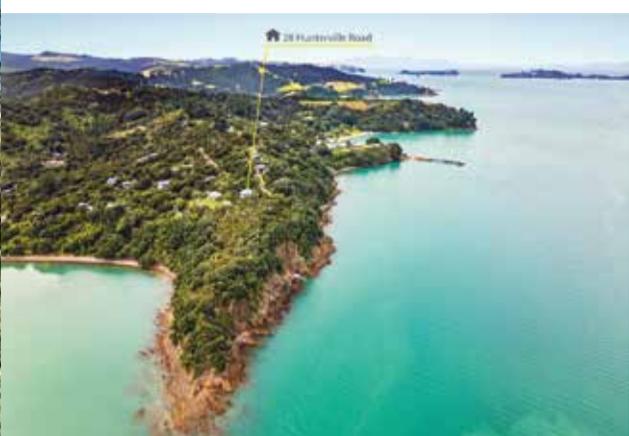
View By Appointment  
For Sale \$1,850,000

[rwwaiheke.co.nz](http://rwwaiheke.co.nz) Waiheke Real Estate Ltd Licensed (REAA 2008)



Matthew Smith  
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## 28 Hunterville Road Waiheke Island

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 or focused work away from the main home. 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 sit within easy reach.



View Sat & Sun 2:30pm - 3:00pm (Access via Wallingford Road)

For Sale \$1,395,000

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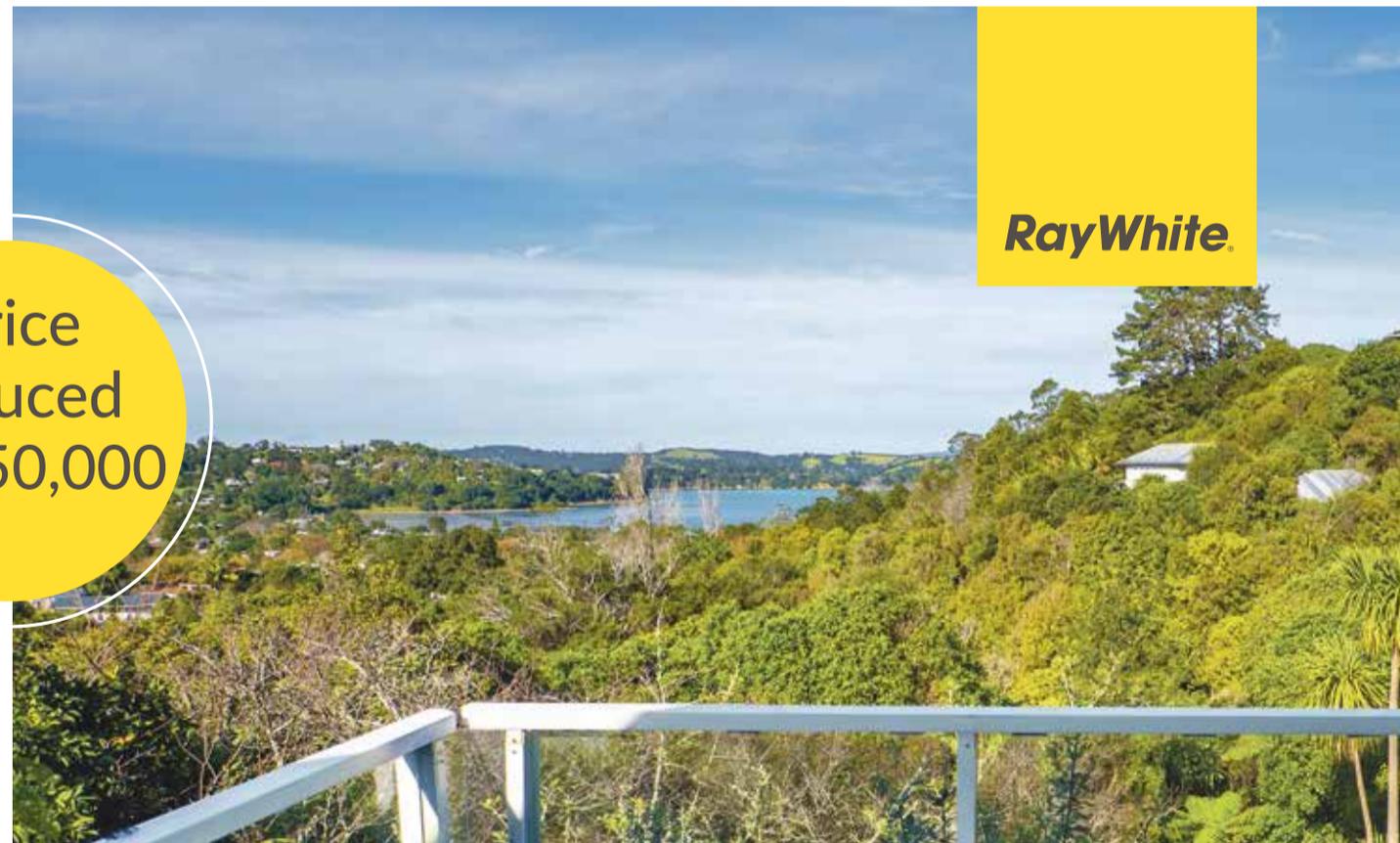
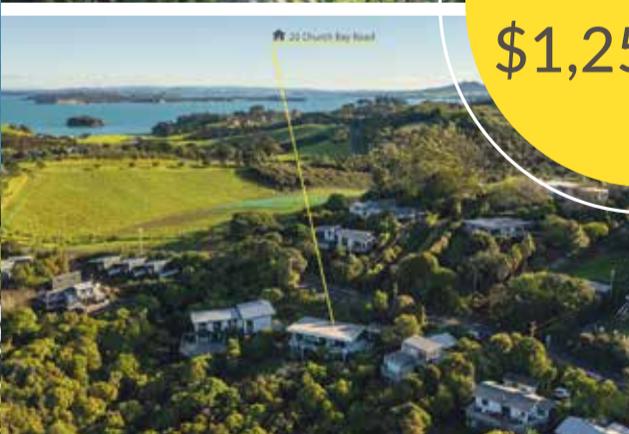
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Price  
reduced  
\$1,250,000

## 20 Church Bay Road Oneroa

Turn one way out of the drive here and Oneroa village with its cafes, restaurants and shops is just up the road. Turn the other way and you can be at Cable Bay and Mudbrick vineyards in just a few minutes. Or stay home, relax on the elevated decks that run the full length of the house, and you'll enjoy two lovely sea views. One to the north towards Oneroa Bay, the other across Huruhi Bay. The house itself is on two levels, with three bedrooms and two bathrooms. The master opens onto that generous deck and has views. There's a modern kitchen and dining area with feature subway-style white tiling, a separate laundry, new laminate flooring, as well as two heat pumps. There's plenty of room downstairs too - for storage, a home office, or accommodation for extra guests, you decide. As well as all that, the large 1695m<sup>2</sup> section gives you a bush-surrounded garden area at the back with plenty of room for kids to romp around, and good off-street parking on the driveway and in the carport at the front. If you're looking for a family home on the island, a sizeable holiday bach or a rental to invest in that's not far from the ferry at Matiatia, this property is well worth looking at.



View By Appointment

For Sale \$1,250,000

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waiheke homes  
THE ISLAND'S REAL ESTATE



11 Pacific Drive, Oneroa

# Uniquely calming

## North facing stand out design

A home unlike anything else on the island, this striking Heptagonal residence feels more like a private wellness retreat than a traditional house. Wrapped in earthy timber tones and thoughtfully designed to embrace light and flow, the main pavilion connects beautifully to a separate wing - perfect for guests, work-from-home, or creative space. A wood burner anchors the living space, bringing warmth and atmosphere in the cooler months. A modern kitchen and bathroom makes easy living, easy! Plenty of light filters through the expansive windows creating a sense of space and openness. The top level with master bedroom also accommodates a funky lounge area or a beautiful meditation space. This home has so many unique features. Set on an expansive 1,356 sqm land area, the property boasts a generous outdoor space, terraced gardens cascade around the home, creating layered outdoor living.

For Sale details: Deadline sale closes 5pm Wed 25 Mar (unless sold prior)

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



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



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waiheke homes  
THE ISLAND'S REAL ESTATE



51 Frank Street, Oneroa

# Elevated Oneroa opportunity

## Frankly fantastic

Basking in the sunshine from atop this large elevated section sits a very tidy North west facing 3 bed initial home with loads of scope to develop underneath and add value. All the internal walls have been painted white, making it look fresh and airy. The open plan lounge dining area opens onto a wraparound deck with lovely elevated views over Oneroa and a glimpse of the sea. Down the hallway you will find 3 double bedrooms with great views. Below the house is a real bonus with untapped potential. Lots of open space currently but with obvious future possibilities. There is plenty of parking and turning area at the top of the driveway and Oneroa beach and village is only a few minutes away. Get in touch for more details or to arrange a viewing.

Deadline sale closes 4pm, Tue 31 Mar (unless sold prior)

View: Saturday 10.30 - 11am or by appointment



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## AUCTION



### OSTEND, 38 View Road

#### The Acropolis – Vintage Fearon Hay

Romance from Corfu alights on this high northern ridge, poised between Palm Beach and Onetangi. Here unfolds an Aegean dreamworld where detail almost upstages architectural essence. Durrell's Spirit of Place is embedded in this intergenerational home, steeped in the memory of 23 baking summers. Art compels presence. J Botica's pebbled mosaic pathway entrance unfolds an island tale through a sculptural glade of nikau. Onward, through a private rear lawn, you arrive at the hallucinogenic plinth of a reclining Athena above the pool, within a dramatic pavilion. Be still – take it all in. In this mesmeric oikos every room opens through cedar shutters - trapping the light until late. The northwest gaze from the rooftop gazebo commands a 270-degree panorama of the Gulf and the Tamaki Strait. Sliders open and unite, offering cool breezeways. Wall tiles dance in sunlight; concrete and marble in perfect balance – lock and leave. This astonishing property aches to be embodied by the next family.

4 3 2

Floor: 304 sq m Land: 2,049 sq m (more or less)

**AUCTION:** 12:00 p.m. Saturday 11 April 2026, On-Site (unless sold prior).

**VIEW:** [nzsothebysrealty.com/WAG11262](https://nzsothebysrealty.com/WAG11262)  
12:00 - 12:30 p.m. Saturday 21 March and Sunday 22 March 2026 and by Appointment

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**CHRIS JONES:** +64 21 795 194  
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**AUCTION**



**OMIHA, 51 Okoka Road**

**Award Winning – The Geode House**

Designed by award-winning Waiheke architect Vaughn McQuarrie, The Geode House rests quietly within the manuka and puriri canopy of Rocky Bay. Completed in 2022, its sharp triangular form rises from the sloping site like a sculptural object hidden in the forest. Inside, the mood is tactile and atmospheric. Textured strand board, raw oak floors, honed concrete and aged brass create a palette that feels earthy, warm and quietly dramatic. Large picture windows pull the native bush into the living spaces, where light shifts softly through the trees. A sunken lounge gathered around a sculptural wood burner forms the soul of the home, while the open kitchen flows to tiered decks suspended in the canopy. Awarded HOME Magazine Living Space of the Year 2023, this is architecture designed not just to be seen — but to be felt.

3 1

Floor: 101 sq m Land: 911 sq m (more or less)

**AUCTION:** 10:45 a.m. Saturday 18 April 2026, On-Site (unless sold prior).

**VIEW:** [nzsothebysrealty.com/WAG11314](https://nzsothebysrealty.com/WAG11314)  
10:00 - 10:30 a.m. Saturday 21 March and Sunday 22 March 2026 and by Appointment

**GIANNI NOCERA:** +64 27 568 0059  
[gianni.nocera@nzsir.com](mailto:gianni.nocera@nzsir.com)



New Zealand

**Sotheby's**  
INTERNATIONAL REALTY



## 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.

DEADLINE SALE/  
MOTIVATED VENDOR



FEATURE PROPERTY

2/166 Ostend Road, Ostend, Waiheke Island

2 2 6 Floor Area: 75 sq m

### The Golden Pheasant

Set Sale Date closes 5:00 p.m. Wednesday 8 April 2026 (unless sold prior)

Open Home: Saturday and Sunday, 12:00 p.m. - 12:45 p.m.

Positioned above Putiki Bay in sought-after Ostend, this cleverly designed two-bedroom residence delivers architectural quality, seamless indoor-outdoor living, and stunning sunsets. Each bedroom includes its own ensuite, offering privacy and comfort for guests, professionals, or downsizers. Expansive outdoor areas capture sea views, with a dedicated fireplace zone for year-round entertaining. A half share in a private water bore provides water security, while a 40ft container onsite offers flexible storage or workshop space. Multiple off-street parks and dedicated boat parking add further appeal. The vendor is motivated and ready to meet the market.



Want to know  
what your home  
is worth?

CONTACT US TODAY

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