

Oneroa 195 Ocean View Road

Between two bays

Positioned in one of Oneroa's most tightly held enclaves, 195 Ocean View Road offers a substantial 2,297sqm (more or less) site with sweeping views over Oneroa Bay. The circa 1970s home spans approximately 174sqm, providing multiple living areas and flexible accommodation, ideal for extended family use or as a base for future plans. Elevated with approximately 32m of frontage, the site presents exceptional potential to renovate or rebuild. Easy drive-on access and a short stroll to Oneroa Village, cafés and beaches complete this compelling offering in a highly sought-after coastal setting.

6 1 2 4

Auction (unless sold prior)

Wednesday 6 May 2026 2:00 pm

View By appointment

Mana Tahapehi 027 566 0079

mana.tahapehi@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



Onetangi 58 Victoria Road South

Sun, sea, architectural chic

Architecturally designed and bathed in all day sun, this contemporary coastal home enjoys sweeping north and west facing views across the Hauraki Gulf, delivering breathtaking sunsets and ever changing seascapes. Peaceful and private, it's tucked away yet close to the beach, vineyards and village shops. Completed in 2021, the home is beautifully presented across two levels with cedar cladding, birch ply interiors and over height sliders that create a seamless indoor-outdoor flow. The first floor living area is anchored by a sleek kitchen and lounge with window seat, opening to a sun soaked deck with panoramic views.

Three generous double bedrooms each open to decks and have their own bathrooms, including two ensuites. With approximately 137 sqm plus expansive decks on both levels, set on a 1,004 sqm (more or less) site, this is an exceptional Waiheke retreat or lock up and leave haven.

bayleys.co.nz/**2158303**

1,004_{sqm} 3 3

Tender (unless sold prior) Closing 2pm, Wed 20 May 2026

145 Ocean View Road, Oneroa, Waiheke Island

View Sat/Sun 1-1.30pm

Jacob Heatley-Adams 027 329 7382

jacob.heatleyadams@bayleys.co.nz

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

Deep local knowledge. Strong national and international reach.



SOLD
Oneroa 19 Huia Street
3 2 2 2
Kate Hillier-Cook 021 753 355



SOLD
Ostend 2 Te Toki Road
2 1 2 3
Hayden Ringrose 021 590 668



SOLD
Ostend 84 Wharf Road
2 1 1 2
Holly Brown 021 242 2036
Mandy Brown 027 482 2460



SOLD
Oneroa 27 Korora Road
3 1 2 2
Jacob Lillyman 021 025 81509
Mana Tahapehi 027 566 0079



SOLD
Onetangi 67 Onetangi Road
3 1
Mandy Brown 027 482 2460
Holly Brown 021 242 2036



SOLD
Oneroa 46 Mako Street
3 2 2 2
Mana Tahapehi 027 566 0079



SOLD
Palm Beach 1 Crescent Road West
3 1 1 4
Cathy Carter 021 790 168



SOLD
Surfdale 3 Miami Avenue
1 1 1 2
Mana Tahapehi 027 566 0079



SOLD
Omiha 100 Fairview Crescent
2 2 2 1
Hayden Ringrose 021 590 668



SOLD
Oneroa 30 Coromandel Road
2 1 1 3
Jacob Heatley-Adams 027 329 7382
Tracy Martin 027 275 8858



SOLD
Surfdale 45 Kennedy Road
3 1 2 3
Jacob Heatley-Adams 027 329 7382



SOLD
Oneroa 30 Nikau Road
2 1 1 2
Kym Aikin 021 596 222
Tricia Lafferty 021 611 205



ALTOGETHER BETTER

BAYLEYS REAL ESTATE LIMITED,
LICENSED UNDER THE REA ACT 2008



OPEN HOME



Oneroa 19 Manuka Road

Big on charm, bold on presence!

Welcome home to 19 Manuka Road - a much-loved character residence that delivers on charm and makes a statement with its striking street presence. Set proudly on the site, this beautifully renovated and meticulously maintained bungalow blends timeless character with modern comfort. Inside, natural light fills the home throughout, illuminating the golden floorboards. Designed for effortless living and entertaining, the open-plan single level living layout flows to a north-facing covered deck, ideal for morning coffee or summer evenings with friends. At the rear, a private and relaxed garden setting awaits, complete with established plantings of citrus, olive trees and hibiscus - all anchored by a flat lawn. With easy drive-on access and a tidy single garage, there's ample room for the island car and all the extras - even the Sealegs. This is a home to love!

bayleys.co.nz/2158468

809_{sqm} 3 1 2

Auction (unless sold prior) 2pm, Wed 13 May 2026
 Bayleys House, 30 Gaunt Street, Auckland Central
View Sat/Sun 12-12.45pm 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



\$785,000
 Priced for
 immediate sale
 Secure now before
 It's tenanted



21 Hekerua Road Oneroa

Perfect for first home buyers, investors, holiday makers and Waiheke Island locals, this home is move-in ready. The interior and exterior have just been repainted, allowing a blank canvas ready for a personal touch. Enjoy climate control from a new heat pump, a cosy pot-belly fireplace for winter, plus a ceiling fan with light and a skylight that floods the space with natural light. Insulation under the floor and in the ceiling keeps things comfortable year-round. Open-plan living flows to the deck, with a functional kitchen. The spacious bathroom features a bath and an overhead shower and is also plumbed for your washing machine. The distinct living zones cater to guests, family, or rental use, making this an adaptable home or Income setup. Step outside to sunny entertaining decks, both front and back, with bush views and birdsong. Conveniently close to bus stops and a short walk to Oneroa Village/beach, Hekerua Bay, and Little O. A serene retreat with solid income potential, ideal for short- or long-term guests. Light-filled spaces, bush outlooks, and birdsong create a tranquil island vibe, while village life, beaches, and transport are all within easy reach. Invest or reside. Ideal for first home buyers, investors pursuing Waiheke returns, or holiday-makers looking for a peaceful island escape with earning potential.



Shelley Dewar
 021 190 1344

View Saturday & Sunday 12:00pm - 12:30pm
For Sale \$785,000

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



49 Coromandel Road Sandy Bay

Discover a rare opportunity to own a stunning home in Sandy Bay, 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!



Matthew Smith
 021 924 435



Shelley Dewar
 021 190 1344

View By Appointment
For Sale Price on Application

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



RayWhite



Price Reduced

152 Ocean View Road Oneroa

There's a particular kind of ease you only find on Waiheke, where the days seem to stretch a little longer, and life folds naturally between sea, village, and home. At 152 Ocean View Road, Oneroa, that rhythm becomes your everyday. Positioned just 300 metres from the white sands of Oneroa Bay, this character-filled Art Deco residence offers the rare balance of proximity and privacy. Morning swims, barefoot walks along the beach, and a coffee in the village are all part of the daily ritual here, with Oneroa Village only a short, easy stroll from your front door. Inside, the home unfolds with a quiet charm. Three bedrooms, each opening through French doors onto a sun-soaked veranda, invite in the salt air and soft coastal light. Elevated just enough to capture a delightful outlook across Huruhi Bay, the property enjoys a calming sense of space without sacrificing convenience. The flat, easy-care site keeps life simple, while off-street parking ensures practicality for both residents and guests. For those balancing island life with the city, the passenger ferry at Matiatia is just minutes away, making commuting seamless. And for investors or those seeking flexibility, the home has already proven itself as a highly successful holiday rental, ready to generate income when you're not in residence.



Shelley Dewar
021 190 1344



Matthew Smith
021 924 435

View Saturday & Sunday 1:00pm - 1:30pm
For Sale \$1,495,000

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



RayWhite



40 Whakarite Road Oneroa

On a generous 959 sqm freehold site, this 1950s Kiwi cottage blends charm, practicality, and potential. There's flexibility aplenty: a legalised visitor facility, once a garage, now with land use consent, offers options for guests, work, or hobbies. But please note: though the use is approved, the conversion (including the bathroom) doesn't have the required building consent. That's a future chapter for you to write. Inside, the cottage welcomes you warmly. The kitchen and living area flow with ease, creating a relaxed, functional layout. A light-filled bedroom and tidy bathroom mean you can move right in, but there's still scope to put your own stamp on it over time. From the living space, step out onto the rear deck, a private and peaceful setting perfect for summer barbecues or relaxing evenings under the stars. The landscaped section provides ample room for gardens, pets and outdoor living, with scope to further enhance or personalise the space over time. There is also the added bonus of a separate auxiliary building and storage shed, providing additional space and flexibility to suit a variety of uses. And it's all about location: Woolworths, cafes, the Saturday market, and transport are close at hand. Beaches, vineyards, and walking tracks are just a short drive away.



Frank Dowling
027 481 6026

View By Appointment
For Sale \$995,000

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INTERNATIONAL REALTY

FOR SALE



ONEROA, 235 Church Bay Road, Waiheke Island

A Rare Church Bay Canvas – With an Architectural Head Start

One of the last remaining lifestyle holdings in this prestigious Church Bay enclave, 235 Church Bay Road offers scale, privacy, and breathtaking coastal outlooks-perfectly positioned just minutes from the Matiatia ferry, Oneroa Village and long lunches at Mudbrick Restaurant and Vineyard.

Set across approx 5.9 ha (14.5 acres), the land unfolds with a generous north-west building platform, perfectly oriented for all-day sun and spectacular sunsets. Elevated views stretch across the Hauraki Gulf, taking in Motuihe Island, Rangitoto Island, and the Auckland city skyline Existing improvements include a practical utility setup with portable accommodation allowing enjoyment of the land while future plans are considered.

Whether you choose to realise the vision already in place or design something entirely your own, this is a rare opportunity to create a landmark coastal estate -one that will be enjoyed for generations and stand as a lasting expression of place, scale, and imagination.

Land: 5.9341 Ha (more or less)

DEADLINE SALE: Closes 2:00pm 21st May 2026
(unless sold prior)

VIEW: nzsothebysrealty.com/REM10388
by appointment only

KAREN MOORE: +64 27 279 5983
karen.moore@nzsir.com

PAUL SISSONS: +64 27 432 5220
paul.sissons@nzsir.com



PRIVATE AUCTION



ONEROA, 124 Delamore Drive

IN THE BAY, BIG-TIME

Absolute waterfront. Prime Estate, strewn over 2.7 ha of gentle slopes descending to 230 mighty metres of King's Chain waterfront. The position, adroitly poised along a western flank, is tucked in with year-round sun and the immersive hum of tide, birdlife and calm. Brace for the full drama of bobbing boats, immediate headlands and the odd orca dancing in the bay. Arrive before disembarking with easy Sealegs access, or a three-minute stroll from Matiatia wharf via the coastal track. Cocktail hour is enticed by the grand piano and bar - this capacious home boasts a lower-level suite and guest apartment, each with outdoor nooks overlooking terraced grounds, a plunge pool and a new cabana. Your illustrious terrains include an orchard, olive grove and additional building zone – all with beach access. This legacy opportunity radiates potential. Our sellers are not even slightly confused - their Matiatia marvel is beyond-rare but could not be more available.

5 3 2

Land: 2.6637 ha (more or less)

AUCTION: 12:30 p.m. Saturday 23 May 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11365 by appointment only

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CHRIS JONES: +64 21 795 194
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INTERNATIONAL REALTY

AUCTION



SURFDALE, 40 Shelly Beach Road

Rest from your Relaxing – Reserve Front

The best new improvements on Waiheke always trigger nostalgia. Remember when all baches were alongside the salt water? This well-connected, yet countrified cul-de-sac is a special precinct all of its own. An extensive renovation on the one-level, sea-front home has transformed it to California chic, but there are throwbacks. Cool summer tones are warmed by sanded vintage Matai floors and the past whispers from the old concrete path with stairs leading right to the drink. Speaking of sundowners, a large lemon tree awaits a G'n'T on a languorous lounging deck. Imagine a summer solstice vista here, twinkling lights across the Tamaki Strait. The City isn't far but you are miles away, with western views from all rooms of boats aglow on the glistening inlet. Pull your boat up – it's flat drive-on into the garage with breeze-way access. Bring jandals not trainers. All is complete. Our sellers have thrown all at this and are over the Tasman already.

3 1 1

Floor: 126 sq m Land: 860 sq m (more or less)

AUCTION: 10:00 a.m. Saturday 9 May 2026, On-site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11346
10:00 - 10:30 a.m. Saturday 2 and Sunday 3 May 2026 and by Appointment.

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francine.sweet@nzsir.com



AUCTION



ONEROA, 32 Kiwi Street

Cottage on Kiwi - Just Walk In

Location and position command your attention. East-side village, Little O' precinct, harvesting the last rays of light. Smell the freshly cut grass, sling a towel over shoulder and totter to the beach - relax from the hustle. This smart refurbished number, salvaged from near-dilapidation, sits proudly on a superb site where you'll be drenched year-round in the evening glow. Pssst ... - there are no floodplains, puddles or duck-crossings here. All one level living with spacious bedrooms, polished timber floorboards and a private inner courtyard flanked by a sunny studio and a garage/games room - these elements all-combined in a gun village locale - it isn't an easy find. Seriously think long-term if you're considering this village heights enclave - access, elevation, address cache. Our sellers have other matters pressing and are ready to move on, making this a ridiculously easy step for you to just walk in and enjoy.

3 1 5

Floor: 88 sq m Land: 809 sq m (more or less)

AUCTION: 10:45 a.m. Saturday 23 May 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11376
11:00 - 11:30 a.m. Saturday 2 and Sunday 3 May 2026 and by Appointment

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#1 Performer Waiheke Office 2026

1st, 3rd, 5th and 6th Highest Sales on Waiheke Island year-to-date 2026

Source: Reinz

#1 Performer, New Zealand Sotheby's International Realty's North Group

#4 Top Performer Nationally

2026 National High Achievers

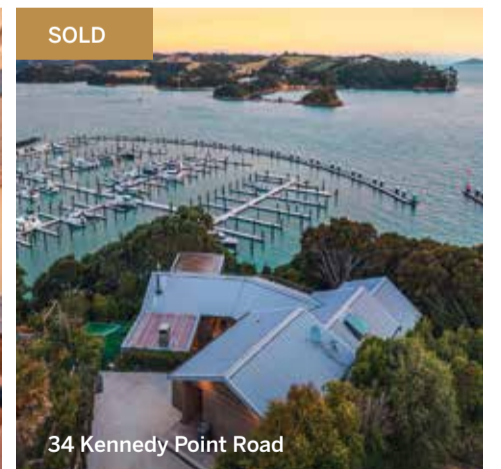
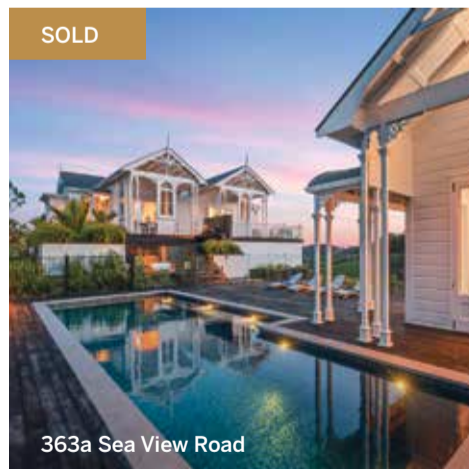
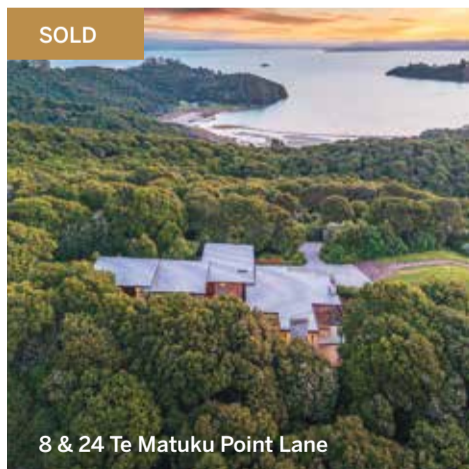
If We Can't Sell Your Property This Season – No One Can



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