



PROPERTYVIEW



Onetangi 420 Sea View Road

Extensive family home

Completed in 2019, this well-designed home offers space, flexibility, and stunning valley views across groves and farmland. The light-filled open-plan living flows seamlessly to sunny outdoor entertaining areas, complemented by a stylish kitchen with quality appliances and a walk-in pantry. A separate double garage with office and bathroom provides the perfect work from home setup, guest accommodation, or retreat space, while the expansive lower-level garaging offers endless possibilities for storage, hobbies, or living space. Ideally located in sought-after Onetangi, moments from the beach, vineyards, restaurants, and golf course.

1889 sqm 3 1 3 1 6

Set Sale Date (unless sold prior)

2pm, Thur 4 June 2026

View Sun 1-1.30pm

Hayden Ringrose 021 590 668

hayden.ringrose@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



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 unfolds 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 has 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)



\$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 with a functional kitchen flows to the deck. 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!



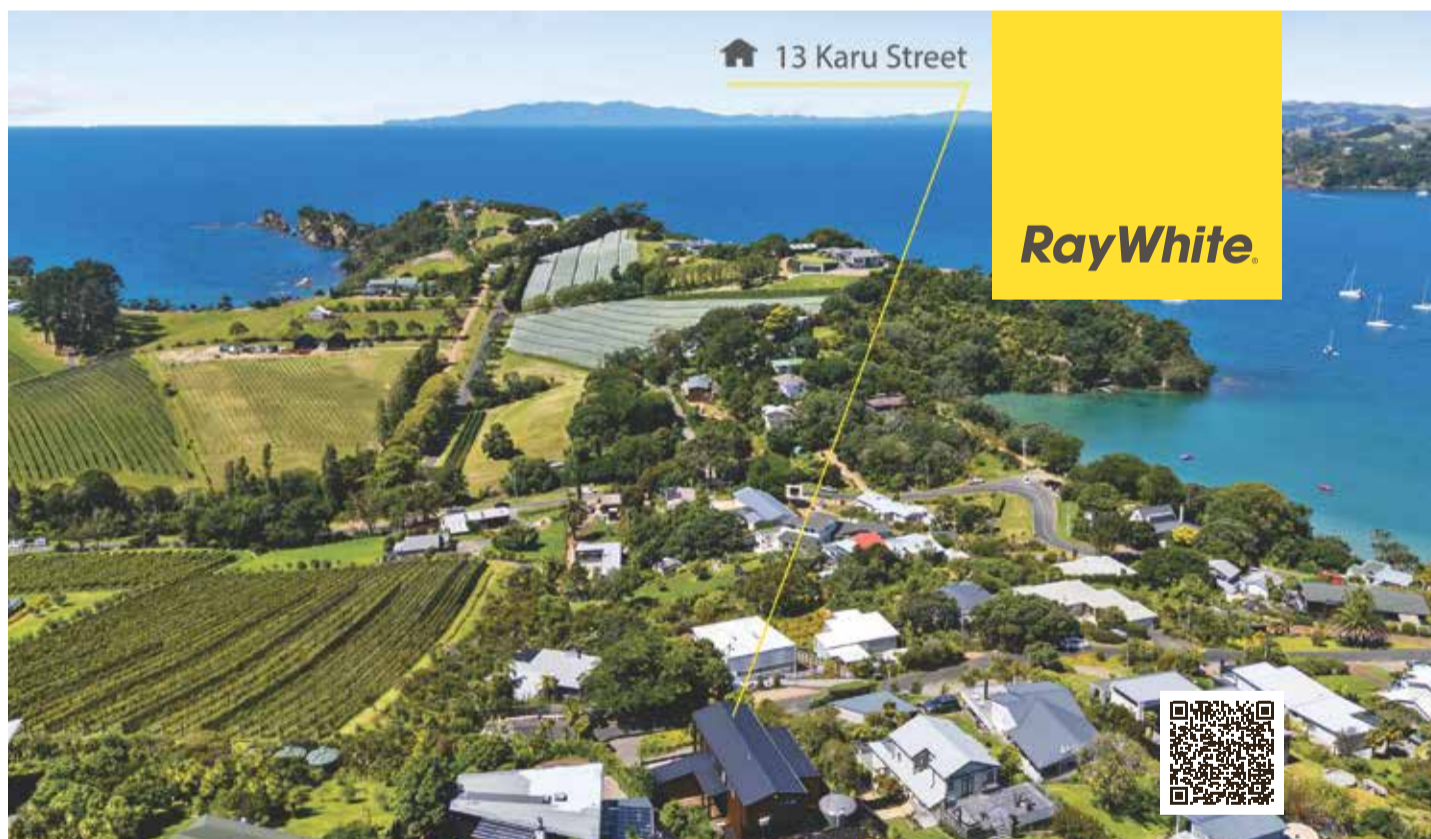
Matthew Smith
021 924 435



Shelley Dewar
021 190 1344

View By Appointment
For Sale Price on Application

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



13 Karu Street Oneroa

Perched on a private ridge in one of Waiheke Island's most sought-after locations, this exceptional home offers luxury, space, and breathtaking views. Tucked near the end of a quiet cul-de-sac, it enjoys privacy, elevation, and sweeping north-facing views across vineyards, olive groves, the Valley of Tranquillity, the Hauraki Gulf, Coromandel Peninsula, and Great Barrier Island. Designed for relaxed living and effortless entertaining, the home features a spacious open-plan kitchen, dining, and living area with vaulted ceilings and an integrated wine cellar. A beautifully appointed kitchen with generous scullery is complemented by a separate media room and two office spaces. Expansive north-facing decking spans the width of the home, creating seamless indoor-outdoor flow. Accommodation includes an opulent master suite with ensuite and walk-in wardrobe, plus three double bedrooms, each with their own ensuite. Two ground-floor guest suites with separate living areas are ideal for extended family, guests, or premium Airbnb income. Complete with double internal-access garaging, the property is just 450m from Oneroa Bay boat ramp and a short 600m walk to Oneroa Village cafés, dining, and boutique shopping. A rare opportunity to secure a world-class island retreat.



Matthew Smith
021 924 435



Shelley Dewar
021 190 1344

View By Appointment
For Sale By Negotiation

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



ONEROA
1 HURUHI ROAD

OASIS IN ONEROA

This architecturally awarded home, featured in Archipro and Home magazine showcases intelligent design and refined style that exceed expectations for its compact footprint. A spacious open-plan living and dining area, warmed by a modern wood-burner, flows effortlessly to decks on both sides, creating seamless indoor-outdoor living. Perfect for entertaining, the home adapts easily to both intimate gatherings and larger occasions by opening both sets of doors. Beneath the house, a cozy space surrounds the original fireplace—an inviting retreat for relaxed conversations and enjoying a glass of Waiheke wine. Two double bedrooms are thoughtfully positioned away from the main living areas, offering privacy and tranquility. Floor-to-ceiling windows fill these rooms with natural light, enhancing the peaceful atmosphere. Located at 1 Huruhi Road, the property strikes a balance between seclusion and convenience. It's within walking distance of three beaches and Oneroa village's shops and restaurants, while Mudbrick and Cable Bay vineyards, along with the Matiatia ferry terminal, are just a five-minute drive away. Currently operating as a professionally managed holiday rental, the home generates consistent income. New owners can continue this passive income stream or simply enjoy the property as a private retreat. With strong interest expected, this unique home is unlikely to stay on the market for long.

2 1 1

TENDER

Closes 2pm 4th June 2026 (unless sold prior)

VIEW

By appointment

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

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





“ **Helen and Harry are professional** and caring whether you are selling or buying - I have experienced both. They adapt to each person's situation and requirements and look for solutions to every detail, no matter how small. I can only recommend them.” - **JJ (vendor)**

ONETANGI
22 VICTORIA ROAD NORTH

I've had the pleasure of dealing with Helen over the past few years while searching for a property. She's consistently been super responsive (and patient!), flexible with viewings, and genuinely committed. Professional and insightful—buying from Helen was a great experience.
- **Celia (buyer)**



“ **Helen and Harry went above and beyond to make our sale happen.**

Their dedication, communication, and work ethic gave us confidence throughout. They truly cared about us, guiding every stage with patience, honesty, and expertise, making the process smooth and manageable.- **Sue (vendor)**

ONEROA
7 FRANK STREET

Helen has been amazing to deal with, even while I've been out of the country. She responds straight away and nothing is too much trouble for her. She made the whole process seamless.” - **Tony (buyer)**



“ **Harry and Helen at H&H sold my Onetangi home** in a tough market after four months. Their persistence, positivity, and complementary strengths found the perfect buyers. I'm delighted with the outcome and highly recommend their dedicated, enthusiastic, and professional service.” - **Niels (vendor)**

ONETANGI
10 HOBSON TERRACE

Some agents sell houses. Helen reads people. Calm, honest, and deeply intuitive, she understood our values and lifestyle from the start. She never pressured us, only guided us thoughtfully. Because of Helen's rare insight and grounded approach, we found and now own a home we truly love.”
- **Danny & Richard (buyer)**



ONEROA
10 MOA AVENUE

“ **H&H delivered an exceptional result,** selling our property in under three weeks. Their dedication to staging, preparation, photography and marketing was outstanding. Honest, respectful and professional throughout, they were incredibly easy to work with and guided us confidently through every stage of the sale process. We would absolutely recommend them. - **Marilyn and Keith (vendor)**

ELEVATE YOUR RESULT WITH H&H



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



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



New Zealand | **Sotheby's**
INTERNATIONAL REALTY

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: 10:00 a.m. Saturday 23 May 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11376
11:00 - 11:30 a.m. Saturday 16 and Sunday 17 May 2026 and by Appointment

FRANCINE SWEET: +64 21 060 8998
francine.sweet@nzsir.com

CHRIS JONES: +64 21 795 194
chris.jones@nzsir.com



AUCTION



ONEROA, 95 Queens Drive

Dress Circle - Opportunity

Capri, the Riviera, the Centre Pompidou... the knockout views and vibe of this north-facing position will evoke a favourite escape. Only the unmistakable outline of Little Barrier, set against the Pacific sky will anchor you firmly to the Hauraki Gulf—arguably the safest waterway in the world. Situated on a coveted route, the position is tucked into a sun-drenched hill where frangipani and hibiscus riot in colour. Watch multi-masted yachts glide past as you move between the paintbrush, the page, or the pasta. This penthouse-style home will suit all season dwellers with its generous spaces— the whole family should be view. Top echelon address with drive-to-door access, the bus route to village and ferry, minutes to our most exquisite swimming coves. There is a twist... contact us for the full details – but our overseas sellers are unequivocal - the property will be sold “as is where is”.

4 3

Floor: 224 sq m Land: 1,268 sq m (more or less)

AUCTION: 11:00 a.m. Saturday 6 June 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11321
12:00 - 12:30 p.m. Saturday 16 May 2026 and Sunday 17 May 2026 or by Appointment

FRANCINE SWEET: +64 21 060 8998
francine.sweet@nzsir.com

CHRIS JONES: +64 21 795 194
chris.jones@nzsir.com



New Zealand

Sotheby's
INTERNATIONAL REALTY**FOR SALE**

ONEROA, 235 Church Bay Road

Church Bay Section - 5.9ha

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





The Monkey House – Island Soul, Surprising Value

OPEN HOME SATURDAY AND SUNDAY 11:00 A.M. - 12:00 P.M.



35 Hekerua Road, Oneroa

There's a certain magic to this pocket of the island - where Hekerua Bay feels like your own hidden beach and a collection of premium pristine white sandy beaches and the vibrant village of Oneroa all within your neighbourhood. Mornings begin with a swim before coffee at your favourite Oneroa cafe. With the bus stop within 50 metres of your door step and Matiatia ferry close by, life here flows easily between escape and connection.

Welcome to The Monkey House - a home that doesn't try to be like the others. Fully consented with three bedrooms, two bathrooms, generous living upstairs paired with a separate media room below. A garage that flexes effortlessly into a work-from-home or creative space with ample off street parking for up to four vehicles.

Inside, personality shines. Honey-toned native timber floors underfoot, a wood burner for winter evenings, and layers of texture and tone throughout - striped carpet, velvet drapes, and the statement European Monkey wallpaper - bring warmth, flair, and a sense of playful sophistication that feels unmistakably Waiheke.

This is a home that adapts to you. Full-time living, weekend escape, Airbnb income stream, creative retreat, work from home - it's all here, ready to be shaped around your lifestyle.

Step outside and you're met with sun-soaked decks, paved entertaining, and a backdrop of native bush alive with birdsong. It's grounding, peaceful, and just the right amount of wild.

A much loved family home of 15 years, the owners have exited with their cherished memories of 'The Monkey house'. They are market savvy and there's no overreach on value here, just a very fair chance to secure a home with island soul.

3 2

Living Rooms: 2 | Land: 822 sq m (more or less)

FOR SALE: Set Sale date closes 4:00 p.m. Wednesday 3 June 2026 (unless sold prior)

OPEN HOME: 11:00 a.m. - 12:00 p.m. Saturday 16 and Sunday 17 May 2026 and by Appointment.

VIEW: nzsothebysrealty.com/WAG11383
Please phone for an appointment to view

LISA HOPEWELL: +64 27 451 8887
lisa.hopewell@nzsir.com



New Zealand

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INTERNATIONAL REALTY

Property
Style

Tom
Webster's
grand
plans

Selling
smart in a
competitive
market

New Zealand

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PROUD PARTNER
GRAND
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NEW ZEALAND

New issue out now

Tom Webster shows the depth he brings to Grand Designs New Zealand, we get a rare peek inside one of NZ's most epic homes, and we go bananas for Sotheby's storied auction history -

All this and more in the May edition of *Property Style*.

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JAMIE MCLAUGHLAN
Licensed Agent AREINZ



JOSH KING
Sales Associate



LISA HOPEWELL
Sales Associate

New Zealand Sotheby's International Realty | Waiheke Island

+64 9 372 5115 | waiheke@nzsir.com

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