



Onetangi 7 Garratt Road

Above the bay

Elevated quietly above the sweeping curve of Onetangi Beach, this refined coastal residence is immersed in light, horizon and connection to the sea. Privately positioned within one of Waiheke Island's most tightly held beachside enclaves, the home opens dramatically toward panoramic views across the coastline and out to the Hauraki Gulf beyond. Designed for relaxed coastal living, the architecture unfolds across two levels, with expansive open-plan living spaces flowing seamlessly toward wrap-around terraces suspended above the landscape.

3 1 2 2 2

Price by Negotiation

View By appointment

Mana Tahapehi 0275660079

mana.tahapehi@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



Oneroa 163 Ocean View Road

One Six Three Ocean View

Positioned above the curve of Oneroa Bay, this elevated landholding occupies a tightly held setting within one of Waiheke Island's most established coastal pockets. Northern orientation and elevation combine to create expansive outlook potential across the bay and outward toward the Hauraki Gulf, while village, beach and coastline remain quietly within walking distance.

Held within the same family for decades, the property now presents an increasingly uncommon opportunity within central Oneroa - a site defined less by the existing dwelling, and more by the long-term value of position, scale and future possibility. Established existing use rights for two household units further underpin the flexibility of the site, alongside a history of previous council-approved redevelopment planning.

Opportunities of this scale and positioning are becoming increasingly difficult to secure along Oneroa's northern coastline.

bayleys.co.nz/2158570

926_{sqm} 6 2 2

Price by Negotiation

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

Deep local knowledge. Strong national and international reach.



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



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



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



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



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



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



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



Blackpool 12 Makora Avenue
4 2 3 4
Mana Tahapehi 027 566 0079



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



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



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



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



Oneroa 31 Hekerua Road

Where you feel a world away

31 Hekerua Road is one of those homes that gives you the sense of confidence, peace, and comfort. Warm, cozy and tastefully appointed with Rimu and Cedar Cabinetry, Macrocarpa floors and statement interior stained-glass windows, the character is unquestionable. Maintaining 1940's Heritage, this 1990's built home has three-bedrooms, two-bathrooms and is solid and well built. The kitchen, dining and entertaining areas flow exceptionally while the bedrooms are tucked away to maintain privacy and quiet. The front deck is the perfect place to enjoy a morning coffee on a sunny day given its easterly perspective. Out on the back deck, you look straight West into the native bush. You can enjoy this outlook from the Spa as well. This aspect captures plenty of afternoon sun. In the evenings everything softens. The light, the noise, the pace. It's quiet, private, and you can't help but unwind at the end of the day. You're within arm's reach of everything that makes Waiheke Island what it is.

bayleys.co.nz/2158673

941_{sqm} 3 1 2

Price by Negotiation

Oliver Meadows 021 518 884

oliver.meadows@bayleys.co.nz

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



Final Notice



31 Marine View Road Onetangi

A Hidden World Above Onetangi

There's something quietly magical about homes that don't try too hard. Homes that sit gently in the landscape, wrapped in birdsong and native bush, where mornings begin with light filtering through the trees and evenings end beside the fire with doors folded open to the view. Tucked away on the island's coveted northern side, this quirky split-level retreat rests on a substantial 1,255sqm site, moments from the white sands and blue waters of Onetangi Beach. Whether you wander through nearby bush tracks or take the short drive, life here feels wonderfully connected to nature, yet never far from convenience. Warm timber tones, soaring ceilings and a thoughtful split-level design create spaces that feel both relaxed and unexpectedly dramatic. Large sliding doors spill onto expansive decking suspended above lush native bush, with peaceful views stretching across Victoria Reserve and out towards sparkling Onetangi Bay. At the heart of the home, the kitchen and living spaces invite people together. An open fire crackles through winter evenings, while tranquil window seating becomes the perfect place to read, reflect or simply lose track of time amongst the trees. Accommodation is configured across three bedrooms and two bathrooms, including a privately positioned master suite on the upper level with ensuite and elevated outlook. Downstairs, the lock-up garage with internal access adds practicality, while the generous site offers privacy, space and a rare sense of escape so close to the beach. This is not a polished, predictable home. It's a place with soul. A place to retreat, entertain, reconnect and breathe. A hidden world above Onetangi, waiting to be discovered.



Frank Dowling
027 481 6026
frank.dowling@raywhite.com



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

View Saturday & Sunday 12:30pm - 1:00pm
Auction On site, Saturday 20 June (unless sold prior)

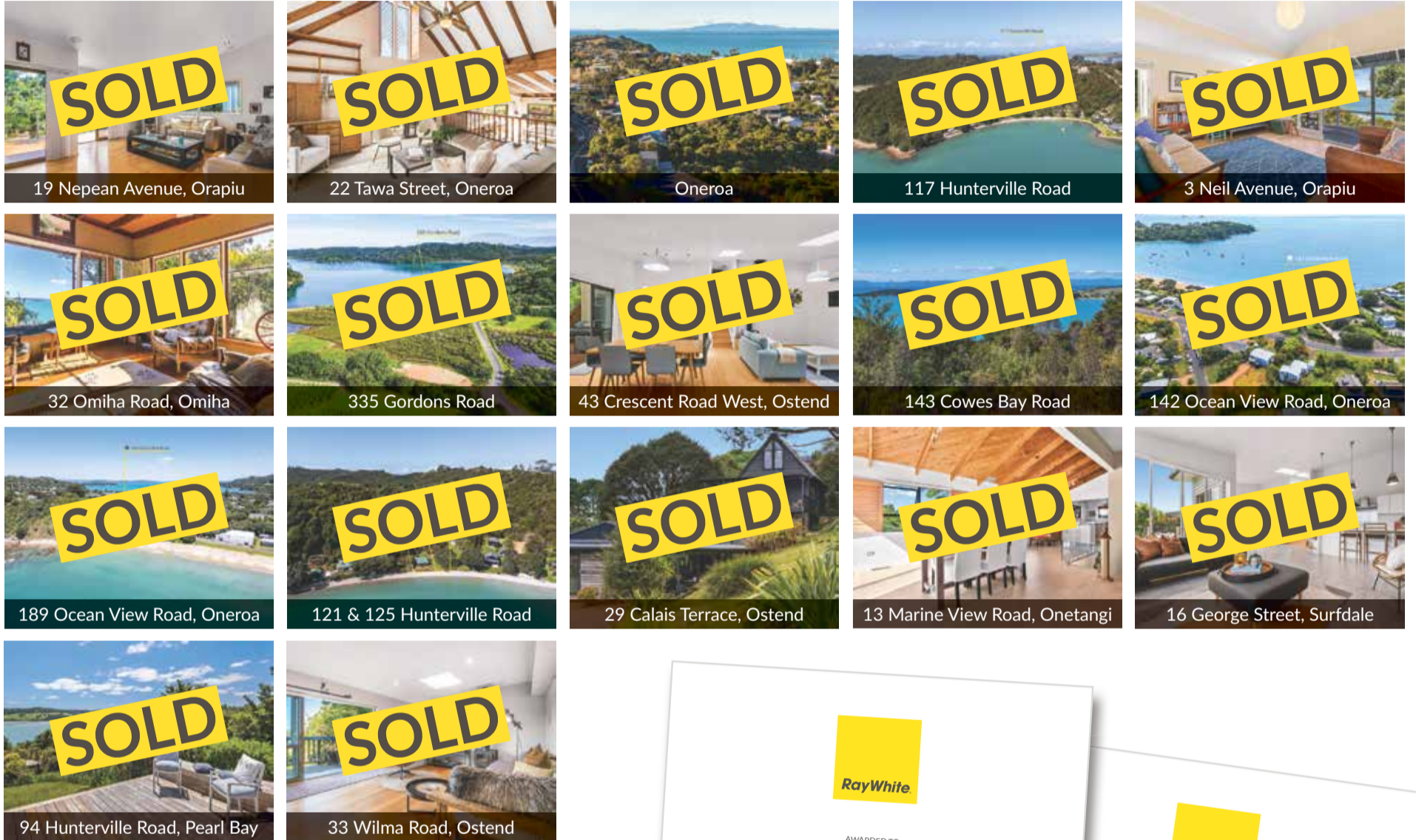
rwwaiheke.co.nz Waiheke Real Estate Ltd Licensed (REAA 2008)



Selling your house is one thing.
Getting a great price for it is another.

RayWhite

LAST 12 MONTHS SALES



“ It is with great pleasure that I welcome the opportunity to publicly express my deep appreciation for the total commitment to excellence that Shelley Dewar has shown me. Her dogged determination to obtain the best possible deal for me, the seller, is a tribute to her professional skills and her local knowledge. I can honestly let you know that Shelley “will get the job done”. ”

Jan Hanlon, Vendor - May 2026

If you are looking to sell, buy, or would like to discuss the Waiheke Island property market, contact Shelley for the latest market insights.



Shelley Dewar
Proven Performer

021 190 1344 | shelley.dewar@raywhite.com



Waiheke Service Directory

Working with specialists in their fields ensures you are dealing with the best.
Get the right assistance to get the job done.



FPS
HEATPUMPS & AIRCON
0800 SAVE NRG

HEATPUMPS & AIRCONDITIONING
Waiheke Island
Installation and Servicing

Call today for a FREE no obligation quote

021 0276 7891
0800 SAVE NRG (7283 674)
www.fpssystem.co.nz



Island Scaffolding

- Quick and competitive quotes
- Fast and efficient installation
- Shrink wrap services
- Mobile alloy scaffolds
- Acrow props
- Temporary fencing
- Ladder access bays and stairs

Talk to your local specialist with 13 years experience for your scaffolding project

0800 372 311
warwick@islandscaffolding.co.nz
www.islandscaffolding.co.nz



Luella Bright 021 843 939
thedesignlinehd@gmail.com
www.thedesignline.co.nz

Custom made • Curtains • Blinds
• Shutters • Locally Owned & Operated



WAIHEKE
BLINDS & AWNINGS

WIND | RAIN | SUN
We have you covered

Awnings
Insect Screens
Shade Sails
Cafe Blinds
Pergolas
Umbrellas

waihekeblinds@gmail.com 027 403 2382
waihekeblindsandawnings.co.nz



Isle Land Planning

WE CAN ASSIST WITH

- ✓ RESOURCE CONSENTS
- ✓ PLANNING ADVICE
- ✓ FEASIBILITY REVIEWS.

Wendy Baverstock
MRP BSc (REP) MNZPI
info@isleland.co.nz
ph 09 372 2757
www.isleland.co.nz

Bryant Builders Ltd

- New builds • Renovations • Reclads
- Decks • Kitchens • Bathrooms
- Light Commercial

Servicing the entire building industry
All work considered

Call for a free quote or estimate

Colin Bryant: 0274 935 507
colin@bryantbuilders.co.nz
Jono Bryant: 0276 928 777
jono@bryantbuilders.co.nz
www.bryantbuilders.co.nz



CORINALDI BUILDERS LTD
Professional Carpentry Services

Building Waiheke for 20 years!

**NEW BUILDS
RENOVATIONS
DECKS
PROPERTY MANAGEMENT**

corinaldibuilders@gmail.com
021 371 797



CVPLUMBING LTD

Plumbing
Gas fitting and Drainage

ph 372 7036
cvplumbing.co.nz
21 Tahi Road



WaiPlumb your plumbing supplier shop



**Bathroom Renovations
Fireplace Installations
All General Building
Maintenance & Repairs**

Brendon Agnew
P: 0274 954 887
E: handyman.waiheke@gmail.com

40+ YEARS EXPERIENCE

STONEY RIDGE

- SEWAGE SYSTEMS
- CONCRETE WATER TANKS
- DAVEY PUMPS
- MICROLENE FILTERS
- CONCRETE PRODUCTS
- PAVERS

ESTABLISHED 1983

30 Erua Road 09 372 6520
info@stoneyridge.co.nz

Waiheke Builders



- Renovations
- Extensions
- Bathrooms
- Roofing
- Fencing
- Electrical
- Plumbing
- Alterations
- New Builds
- Kitchens
- Project Management
- Drainlaying
- Decks
- Commercial

021 038 2742
waihekebuilders@gmail.com

Waiheke Weekender

Want to get your business noticed?

Advertising done right, pays for itself

Secure your spot, it's easier and cheaper than you might think
Call Richard 09 372 5055

While awards are nice, we value our customers' opinion above all else



"They say you can't sell a secret. Using local advertising is a fundamental necessity in our business and we continue to thrive using Gulf News and Waiheke Weekender."

**TOBIAS ROEBUCK-WARD,
WAIHEKE HOMES**

"We have a weekly ad in the Gulf News. The design team is excellent at their job (and very patient with me) I just send them an pdf with some notes and they do the rest. The ads frequently bring in sales. People often bring the paper in with them to show me the ad!"

MAGGIE WALSH, STIHL SHOP

Advertising in news brands grows loyalty. It is trusted, compelling and holds our attention for longer.

Call Richard 372 5055 or Gail 027 332 8647 sales@waihekegulfnews.co.nz





2+1 2 3 1

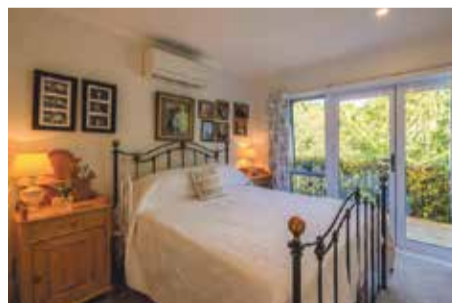
45 Tahatai Road, Oneroa

Gaia's Eden

Sun filled, character home

Eden is not just a collection of rooms, it is a way of living that feels quietly special. Walking distance to Oneroa, this two-bedroom, two-bathroom home with double glazing that offers a peaceful retreat, complete with a consented separate sleepout positioned close enough to function as an additional bedroom. Set amongst beautifully established gardens that feel more like a private sanctuary than a backyard. Nestled within the gardens, a contemporary studio offers the perfect escape - whether for painting, creating, working, or simply enjoying a space of your own.

For Sale details: Deadline sale closes 5pm Wed 17 June 2026 (unless sold prior)
View: Sat/Sun 11:30am-12pm or By Appointment



Jess Healy
020 4153 6772
jess@waihekehomes.com



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

AUCTION - FINAL CALL



ONEROA, 68 Queens Drive

Riding High on Queens

An elite aspect. Leaves Tamaki Drive for dust.

This classic with copper spouting was built to high spec by a master plumber 25 years ago for himself. The position embraces a northern panoply — Kawau, Tiritiri Matangi, Rakino and The Noises form a dotted Hauraki Gulf archipelago. Be like our super-fit seller and swim daily in the northern coves — Sandy, Hekerua and Enclosure Bays are just minutes away. The savvy two-storey layout incorporates an open-plan entertainer's kitchen in dark marble and a grand master suite (also with sea views) all tastefully enhanced by polished timber floors. The lower level offers flexible options, including a neat holiday apartment. Work from home or city-split your life with an easy commute to the ferry. The site gently ascends from the road with easy access, copious off-street parking, and finishes with a boardwalk bush garden. Do not overthink this. Just view. Our clients have bought and are moving on.

4 3 2

Floor: 186 sq m Land: 1,057 sq m (more or less)

AUCTION: 12:00 p.m. Saturday 13 June 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11386
By Appointment

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

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



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

AUCTION



ONEROA, 2 Rata Street

Urban Edge - Rural Feel

Nest like a Godwit at the head of this prime village cul de sac on your quartre-acre freehold - quiet, established, spacious, and a sea shell's throw from Oneroa Beach, the village cafés, and the ferry. Who needs a car? If you have one, there's a generous attached garage and if not, convert it into a games room. The neatly elevated section, with drive-on, tow-on or Sea Legs parking (why not, if you're living in the Gulf?) culminates in a grassy rectangular north-facing rear lawn, ripe for entertaining and sunny spill-out from the living areas. Freshly painted, this high-studded haven has room for the whole family, with master suite and second living, while selective landscaping might further enhance your outlooks. Our sellers have long departed this shorebird sanctuary. Remember the time in your life when you just didn't need something anymore - car, wife/husband, shoes, surfboard, lawn mower? Our owners of 17 years are right at that point.

3 2 1

Floor: 199 sq m Land: 809 sq m (more or less)

AUCTION: 10:00 a.m. Saturday 20 June 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11308
10:00 - 10:30 a.m. Saturday 13 and Sunday 14 June 2026 and by Appointment.

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

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



1 of 1

Uniquely yours



Every property has a story worth telling. At New Zealand Sotheby's International Realty, we understand that no two homes are the same. From beachfront retreats and family homes to landmark waterfront estates, every property deserves an approach tailored to its unique qualities. Combining deep local insight with a truly global network, we ensure your home is presented with authenticity, purpose, and reach, to connect with the right buyers. Because every home is one of a kind.
Just like you. Just like us.

Discover your 1 of 1

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

New Zealand Sotheby's International Realty | Waiheke Island

+64 9 372 5115 | waiheke@nzsir.com

Each Office is Independently Owned and Operated. NZSIR Hauraki Gulf Limited (licensed under the REAA 2008) MREINZ.

