

**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

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# BAYLEYS



**Oneroa** 3 Tawa Street

## Space, views & north side living

Set in a coveted north side Oneroa location, this spacious three bedroom home captures sweeping views across Oneroa and the sparkling Hauraki Gulf. With approximately 242sqm of floor area, the light filled residence offers expansive living, wrap around gardens, and seamless indoor outdoor flow. Currently operating as a successful holiday home, it also offers excellent income potential.

bayleys.co.nz/2158657

959<sub>sqm</sub>  3  3 

**Tender (unless sold prior)** Closing 4pm, Thu 25 Jun 2026

145 Ocean View Road, Oneroa, Waiheke Island

**View** Sat 2-2.30pm

**Jacob Heatley-Adams** 027 329 7382

jacob.heatleyadams@bayleys.co.nz

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**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<sub>sqm</sub>  6  2  2 

**Price by Negotiation**

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**Mana Tahapehi** 027 566 0079

mana.tahapehi@bayleys.co.nz

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**OPEN HOME**



**Surfdale 9 Causeway Road**

**Fantastic entry level opportunity**

This is your chance to get on the property ladder with a great opportunity in a convenient location, ideal for young families, first-home buyers, or those seeking a relaxed island lifestyle.

Charming two-bedroom home with a separate studio, perfect as a work from home space, creative retreat, or comfortable accommodation for guests. Off-street parking and a carport add to the convenience, all on a 819sqm section.

The home is warm and inviting year-round, featuring both a wood burner and heat pump.

Take a short stroll to Shelly Beach for a swim or wander down to Goldie Estate for a relaxed glass of wine.

This property is ready and waiting for you!

[bayleys.co.nz/2158652](http://bayleys.co.nz/2158652)

2 1 1 1 3

**Set Sale Date (unless sold prior)** 2pm, Thu 11 Jun 2026  
 145 Ocean View Road, Oneroa, Waiheke Island  
**View** Sun 11-11.30am or by appointment  
**Hayden Ringrose** 021 590 668  
[hayden.ringrose@bayleys.co.nz](mailto:hayden.ringrose@bayleys.co.nz)  
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**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**  
**Blackpool 12 Makora Avenue**  
 4 2 3 4   
**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



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2+1  2  3  1 

45 Tahatai Road, Oneroa

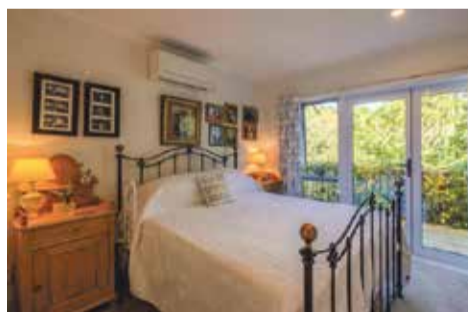
# Gaia's Eden

## 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



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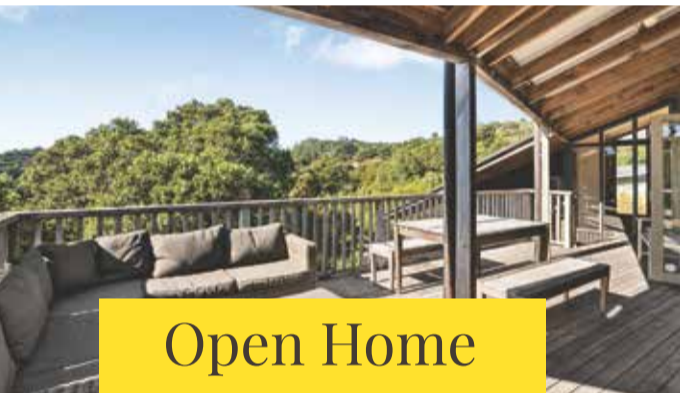
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Waiheke Weekender **GULF NEWS**



Open Home



## 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.



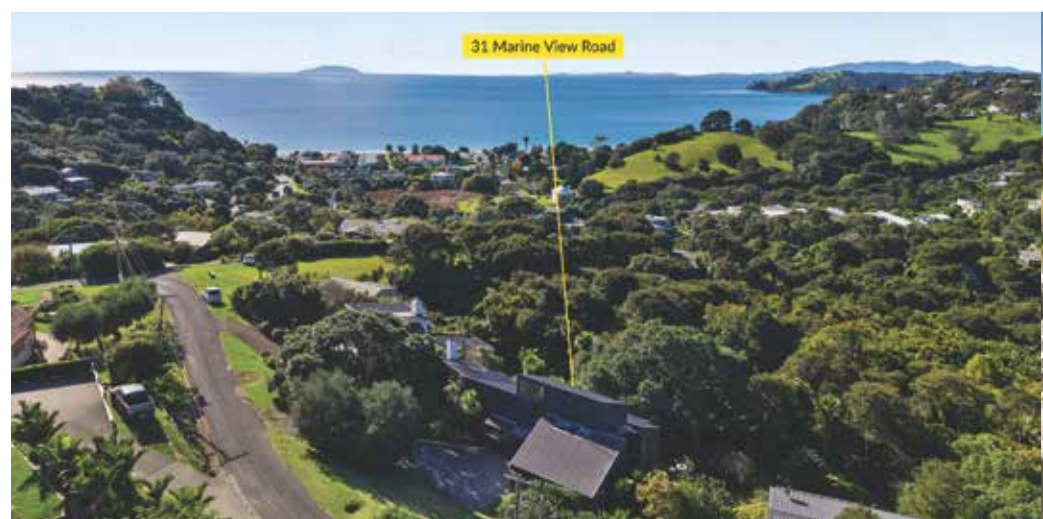
**Frank Dowling**  
027 481 6026  
frank.dowling@raywhite.com



**Matthew Smith**  
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matthew.smith@raywhite.com

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

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





RayWhite



## 117A Onetangi Road Onetangi

### Sunsets, Vineyards, and Coastal Luxury Living

There are properties that tick boxes, and then there are those that quietly alter your pulse the moment the gates open. Set across approximately four hectares in the heart of Waiheke’s coveted “golden mile” of vineyards, this extraordinary estate feels less like a home and more like a private luxury lodge hidden in the South Island high country. Except here, Onetangi Beach is two minutes away and sunsets spill across Putiki Bay toward Auckland’s skyline and beyond. Designed by RATA Architecture + Design, the 224sqm residence has been masterfully positioned to embrace its setting. From almost every angle, the outlook is intoxicating – rolling vineyards, olive groves, golf course below, breweries through the valley and sparkling blue water. Bold, warm and beautifully restrained, the home centres around an expansive living, dining and kitchen domain with exposed-beam ceilings. Polished concrete floors and hydronic underfloor heating provide year-round comfort, while oversized sliders dissolve the line between indoors and out, opening to the heated infinity pool, Stoked stainless steel wood-fired spa pool and outdoor entertaining room. A roaring wood fire, wine fridge, bar area and oversized sliding doors create an all-seasons retreat equally suited to long lunches, celebrations or quiet evenings watching the sky turn gold over Putiki Bay. Accommodation includes four generous bedrooms, including a beautifully appointed primary suite with walk-in wardrobe and ensuite, plus a sophisticated family bathroom, powder room, separate laundry and extensive storage. Beyond the residence, the estate continues to impress with equestrian facilities, two paddocks, a two-horse stable and a 250sqm commercial shed with workspace, office, shower and kitchen facilities. Luxurious without pretence, sophisticated without formality, this is a property designed for extraordinary living.



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**Matthew Smith**  
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**View  
For Sale**

**By Appointment  
\$5,995,000**

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19 Nepean Avenue Orapiu

## Cedar Retreat Near Beach & Vineyards

Perched above the tranquil waters of Otakawhe Bay, this elevated cedar-clad retreat invites you into a world where nature and comfort intertwine. Wake each morning to the gentle call of native birds, with golden light filtering through the bush canopy, creating a serene start to your day. As the sun arcs overhead, you'll find yourself drawn to the expansive wraparound deck, a perfect space to entertain guests or simply bask in the peaceful green outlook. Inside, the home is both warm and effortlessly functional, an open-plan living space that extends naturally to the outdoors, two comfortable bedrooms, and a layout that prioritises connection to the environment. Behind the home, a large flat lawn offers a rare opportunity, whether you envision a garden, a play area for family, or simply space to unwind. Step outside your haven, and you're just a short, flat walk to the beach, where the calm waters of the bay await. Orapiu Wharf is only minutes away for easy island access. And for those seeking a taste of the island's finest offerings, Passage Rock, Man O' War Bay, Poderi Crisci, and the Waiheke Gin Distillery are all nearby. In this tightly held corner of Waiheke, life moves at a gentler pace, but the opportunities to explore, indulge, and connect are never far.



**Andrew Barrett**  
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**Shelley Dewar**  
021 190 1344  
shelley.dewar@raywhite.com

**View** By Appointment  
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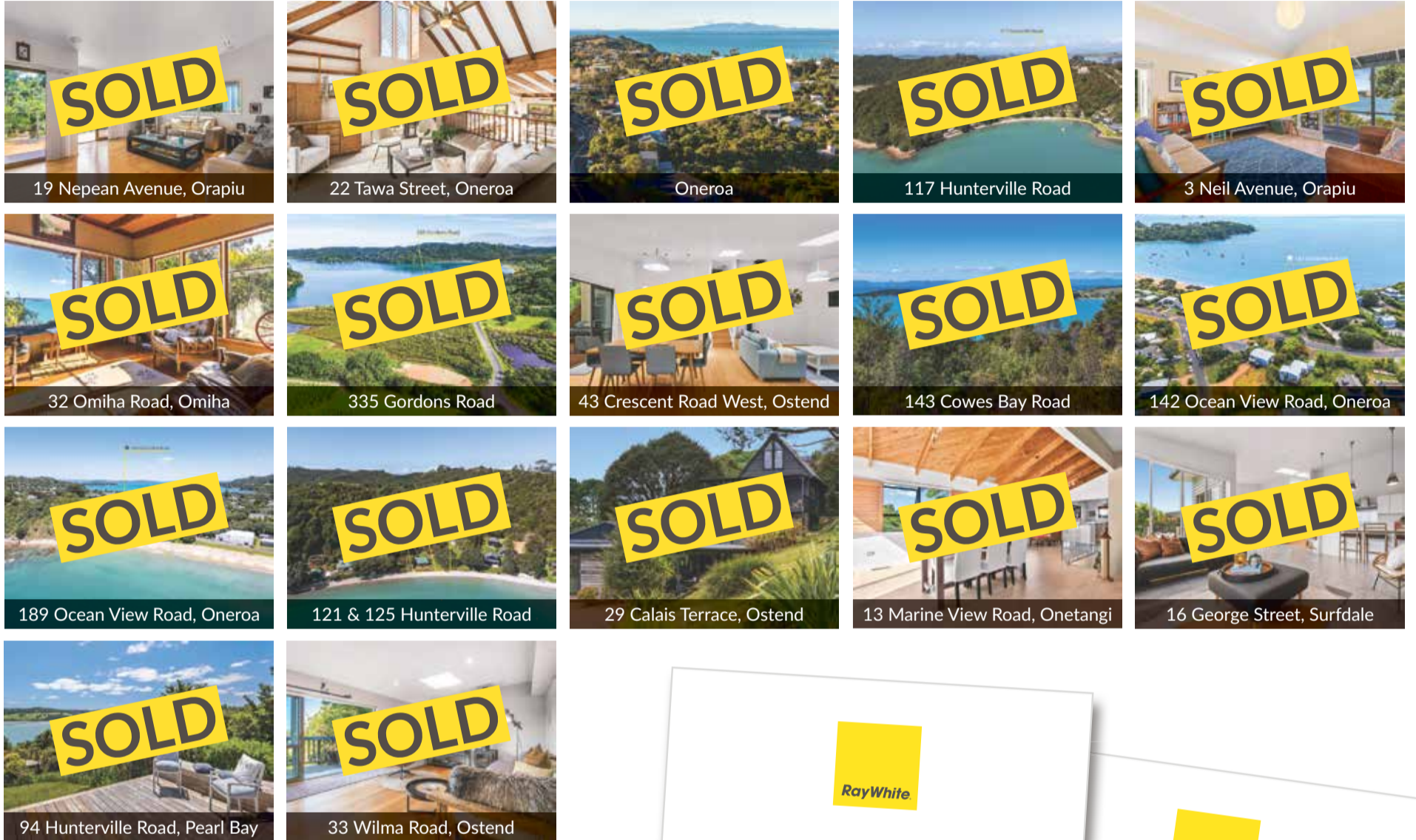
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Jan Hanlon, Vendor - May 2026

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



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## 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](https://nzsothebysrealty.com/WAG11386)  
11:00 - 11:30 a.m. Saturday 6 and Sunday 7 June 2026 and by Appointment

**CHRIS JONES:** +64 21 795 194  
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## 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](https://nzsothebysrealty.com/WAG11308)  
10:00 - 10:30 a.m. Saturday 6 and Sunday 7 June 2026 and by Appointment.

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