



Onetangi 420 Sea View Road

Room for the whole family - secure it now

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.

3 1 3 6 1,889 sqm

Asking Price \$2,549,000

View Sat 11-11.30am

Hayden Ringrose 021 590 668

Hayden.ringrose@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008



NEW LISTING



Oneroa 8 and 8a, 118 Ocean View Road

Apartments in Central Oneroa

Here is an opportunity to purchase two one-bedroom apartments on the same Title, well located in the heart of Oneroa Village in the Pendragon Building.

The apartments are currently tenanted, one as residential unit, and one as commercial unit operating as a massage studio. Both have also previously been let on a nightly basis as short term holiday accommodation.

Sale has been instructed by long term owner who is living offshore. There are endless opportunities here for an astute investor to consider - call Mandy or Holly for more information and to arrange a viewing.

bayleys.co.nz/2159102

2 2 2 1

Tender (unless sold prior) Closing 4pm, Thu 5 Nov 2026
145 Ocean View Road, Oneroa, Waiheke Island
View Sat 2-2.30pm or by appointment
Mandy Brown 027 482 2460
mandy.brown@bayleys.co.nz
Holly Brown 021 242 2036
holly.brown@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



OPEN HOME



Surfdale 14 Jellicoe Parade

Sunny in Surfdale

Welcome home to 14 Jellicoe Parade. This charming and immaculately presented two-bedroom home offers an enviable combination of sunshine, privacy, flat landscaped grounds and effortless convenience. Inside, the light filled home has been exceptionally well cared for. A delightful sunroom adds another sunny space to enjoy, while outside there is plenty of room for entertaining, relaxing and making the most of island living. The property also offers a lock-up garage and a small art studio, adding valuable flexibility for hobbies, storage or creative pursuits. The flat lawns and landscaped gardens are particularly appealing, providing an easy-care setting for children, dogs and summer gatherings. Combined with the home's privacy, excellent presentation and central position, these are qualities that are increasingly difficult to find at this level.

bayleys.co.nz/2159085

2 1 1 2

Tender (unless sold prior) Closing 4pm, Thu 22 Oct 2026
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 12-12.30pm or by appointment
Holly Brown 021 242 2036
holly.brown@bayleys.co.nz
Mandy Brown 027 482 2460
mandy.brown@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



NEW LISTING



Ostend 33 Whakarite Road

Sunshine and flat land!

Wildflowers welcome you along the meandering path to this well-maintained two-bedroom home. Set on a generous 1,131 sqm section, the property offers an easy, single-level layout with plenty of natural light.

The home has been lovingly cared for and is ready to move straight into whilst also offering the opportunity for a new owner to add their own personality and touches over time.

A single-car garage provides valuable storage or hobby space, while two large water tanks offer peace of mind for those long, hot Waiheke summers.

Flat land, as we all know, is like GOLD on Waiheke - call Holly or Mandy to view today!

bayleys.co.nz/2159133

1,131_{sqm} 2 1 1

Tender (unless sold prior) Closing 4pm, Thu 5 Nov 2026
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 12-12.30pm or by appointment
Holly Brown 021 242 2036
holly.brown@bayleys.co.nz
Mandy Brown 027 482 2460
mandy.brown@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008

OPEN HOME



Ostend 63 Erua Road

Cute as a button!

Full of charm and character this sweet board and batten cottage is the kind of property that is sure to capture your heart. Set amongst sunny, beautifully tended gardens on a generous 1,801 sqm parcel, it offers a wonderful combination of cottage charm, privacy and space. With its light and bright interior and delightful garden setting, this is a property that feels instantly welcoming. Whether you're looking for a peaceful island escape, a permanent home or a special little slice of Waiheke to call your own, there is plenty here to fall in love with. Centrally located in Ostend, you're wonderfully positioned to enjoy the best of island living with local shops, cafes, beaches and everyday amenities all within easy reach.

Call Holly or Mandy to view today!

bayleys.co.nz/2159011

1,801_{sqm} 1 1 2

Tender (unless sold prior) Closing 4pm, Thu 22 Oct 2026
145 Ocean View Road, Oneroa, Waiheke Island
View Sat/Sun 11-11.30am or by appointment
Holly Brown 021 242 2036
holly.brown@bayleys.co.nz
Mandy Brown 027 482 2460
mandy.brown@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, WAIHEKE & GREAT BARRIER, LICENSED UNDER THE REA ACT 2008



Onetangi 71 Victoria Road South

Mortgagee Sale

Nature lovers will appreciate this generous 2,005 sqm section on the lower side of Victoria Road South, offering privacy, tranquillity and a wonderful sense of escape. A shared driveway is already in place, helping reduce development costs while providing easy access to the proposed building site. Ideally positioned close to Onetangi, the beach, vineyards and local amenities are all within easy reach, yet the property retains a peaceful, secluded feel. For those seeking pure escapism and the opportunity to create their own island retreat, this affordable slice of Waiheke paradise deserves your attention.

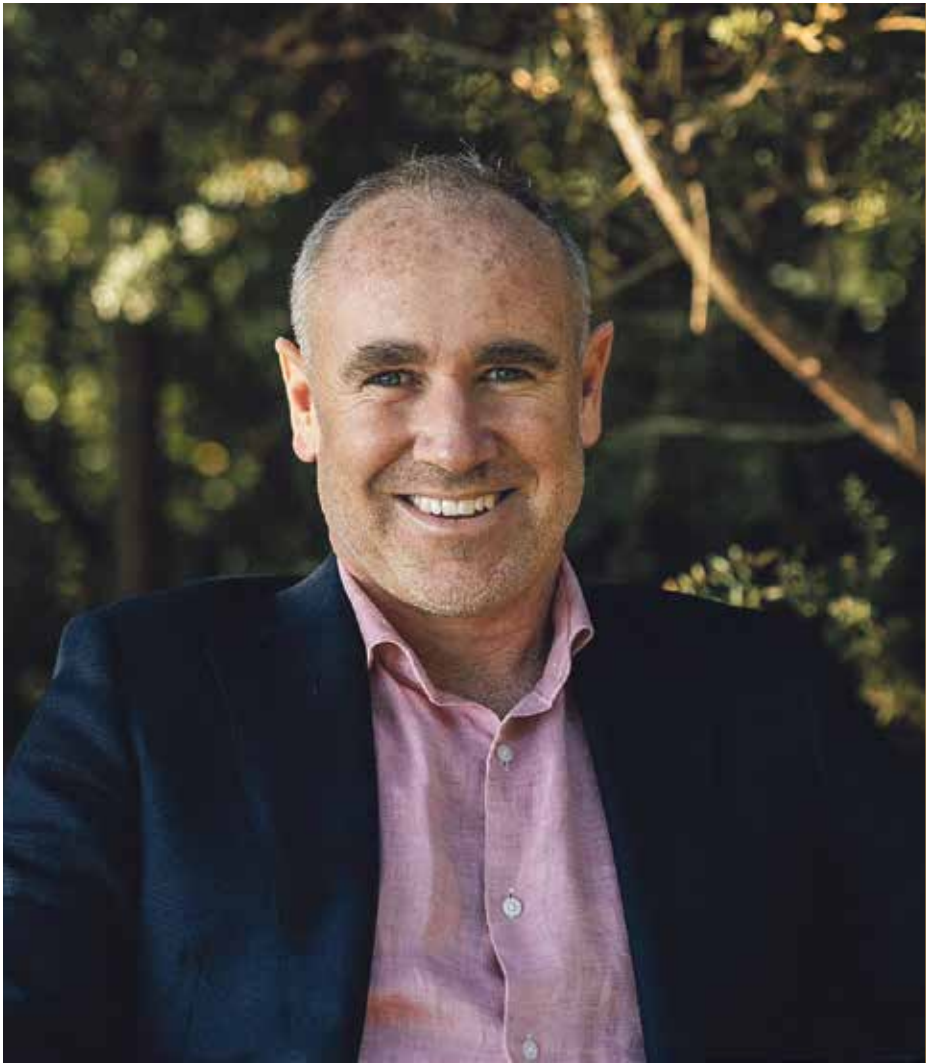
bayleys.co.nz/**2159140**

2,005 sqm

Auction (unless sold prior) 2pm, Wed 4 Nov 2026
Bayleys House, 30 Gaunt Street, Auckland Central
View by appointment

Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz

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



*Guiding buyers and sellers
across Waiheke’s bays, ridgelines
and vineyard estates – with
**BAYLEYS NATIONAL
AND INTERNATIONAL
REACH** behind every local
conversation.*

Bayleys Real Estate Ltd, Licensed under the REA ACT 2008

Jacob Heatley-Adams
RESIDENTIAL & LIFESTYLE SALES

MOBILE 027 329 7382
EMAIL jacob.heatleyadams@bayleys.co.nz
OFFICE Bayleys Waiheke 145 Ocean View Road, Oneroa



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.

Building quality Waiheke homes for 25 years

We specialise in:

- New home builds - from award winning architectural homes to cosy baches
- Renovations & additions
- Project management
- Budget management

We are Waiheke based - local knowledge and expertise

Ph Geoff 0274 720 139
gwhelan@whelan.co.nz
www.whelanbuilding.co.nz

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

Do You Need RC or not?

- ✓ RESOURCE CONSENTS
- ✓ PERMITTED ACTIVITY REVIEWS
- ✓ DEVELOPMENT FEASIBILITY

Ask us how we can assist you with navigating the new planning laws!

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

SEWAGE SYSTEMS

CONCRETE WATER TANKS

DAVEY PUMPS

MICROLENE FILTERS

CONCRETE PRODUCTS

PAVERS

ESTABLISHED 1983

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

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

021 038 2742
waihekebuilders@gmail.com

Sales and Service

Husqvarna
Makita
Century
IMECH AUTO PARTS

25 TAHI ROAD, OSTEND PH 372 4096

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.fpssystems.co.nz

MITSUBISHI ELECTRIC

Building Waiheke for 20 years!

NEW BUILDS
RENOVATIONS
DECKS
PROPERTY MANAGEMENT

corinaldibuilders@gmail.com
021 371 797

Architectural Design
Solutions Architecture

Over 40 years experience in delivering quality residential and commercial projects.

Well versed in Waiheke regulations

call Mark 0274480317 or
mark@solutionsarchitecture.co.nz

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

Luella Bright 021 843 939
thedesigntlinedtd@gmail.com
www.thedesigntline.co.nz

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

We have a full range of specialist earthworks equipment including diggers, trucks and bobcats.

- Site clearing & excavation
- Levelling & contouring
- Demolition & construction
- Foundation preparation
- Driveway & paths
- Retaining walls
- House footings drilling

Ph Chris 0274 720 130
info@waihekeearthmoving.co.nz
www.waihekeearthmoving.co.nz

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

"Our profile in the Waiheke Weekender was an effective way to help elevate the profile of our new business in the community. I was pleasantly surprised with the very strong engagement with the audience - rare these days - with many customers having clearly read the article from start to finish. Both Gulf News and Waiheke Weekender enjoy a connected and loyal readership which advertisers benefit from; why we have continued to advertise frequently since opening. In a world exhausted with content, having strong community papers with happy readers is a prize to a business like us - not to be overlooked as great way to communicate. They should be supported, as they support us too."

LISA LEWIS, THE WAIHEKE BUTCHER

"We have loved working with Gulf News and the Waiheke Weekender since Tantalus Estate first opened. They remain one of our most valued media partners, not only for their support of local businesses, but for the important role they play in giving our community a voice. Their genuine connection to Waiheke allows them to share the stories, people and places that make our island so special. We greatly value their commitment to showcasing the best of Waiheke, while keeping our community informed and connected. It is a privilege to work alongside a locally owned publication that understands and champions the island so well."

SHANTALA MCNEISH, TANTALUS

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



1



4



27 Junction Road, Oneroa

Retreat on the ridge

Unique home and separate income opportunity

Twenty years in the same careful ownership tells you something about a home. Some places are simply hard to leave. High on the ridge, life feels beautifully removed. Start the morning at the kitchen bench, coffee in hand, watching the car ferry make its way across the water while horses graze quietly in the neighbouring paddock. Birds provide the soundtrack, the valley below is wonderfully still and there's a sense of privacy that feels increasingly rare. As the day draws to a close, sunsets transform the outlook before the lights of Auckland begin to twinkle across the water. Then darkness falls, the stars appear and on a clear Waiheke night the constellations overhead are spectacular.

Deadline sale closes 5pm Wed 21st Oct 2026 (Unless sold prior)
View: Sat/Sun 1-1:30pm or by appointment



Tobias Roebuck-Ward
021 799 442
tobias@waihekehomes.com



372 Limited Licensed under the REA Act 2008
Disclaimer: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.

AUCTION



ONEROA, 3 Karu Street

Karu Knockout

Top Shelf among locations. Karu Street is a captivating cul-de-sac balanced between Oneroa's northern estates and its near-waterfront enclave. The position of this gorgeous imposing weatherboard commands clear and jaw-dropping views of cascading points, the cobalts and silvers of the Bay, and rolling vineyards to the north-west. Specifically, it enjoys privacy with spill-out entertaining off an impressive chef's kitchen to a rear lawn. A sumptuous Master floor with magnificent stud height and a coastal and vineyard panorama, is yours to retreat to. With little through-traffic or passers-by, you sacrifice nothing in terms of village-fringe convenience and water's edge proximity. The boat launch is just around the corner - at the quiet, crystalline western end of the cove. This is a once-in-a-season offering, a keystone opportunity available for a short window. Solid underlying land value, luxury and future upside for any sort of enhancement awaits.

3 3 1

Floor: 171 sq m Land: 855 sq m (more or less)

AUCTION: 12:30 p.m. Saturday 24 October 2026, On-Site (unless sold prior).

VIEW: nzsothebysrealty.com/WAG11486
1:00 - 1:30 p.m. Saturday 10 and Sunday 11 October 2026 and by Appointment.

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

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



One Brand with a world of buyers

Exceptional properties require exceptional reach.

Through New Zealand Sotheby's International Realty, Waiheke Island homes are positioned before a global audience through one of the world's most recognised luxury real estate networks, spanning 86 countries and territories. Your property is showcased across more than 100 international media and property platforms including The Wall Street Journal, Financial Times, Mansion Global and JamesEdition, ensuring it reaches buyers already engaged with the world's leading luxury markets. With 30.2% of dollar value sold achieved with offshore buyers*, we understand the importance of global exposure from the very beginning of your campaign.

Speak with one of our dedicated agents to discover how we position your home on a truly global stage.



BEN MACKY
Director



CHRIS JONES
Licensed Agent AREINZ



WINSTON KIDD
Branch Manager



MICHELLE JONES
Sales Associate



FRANCINE SWEET
Sales Associate



CATHY CAMERON
Sales Associate



SIMON SMITH
Licensed Agent AREINZ



JOSH KING
Sales Associate



JAMIE MCLAUGHLAN
Licensed Agent AREINZ



LISA HOPEWELL
Sales Associate

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.

