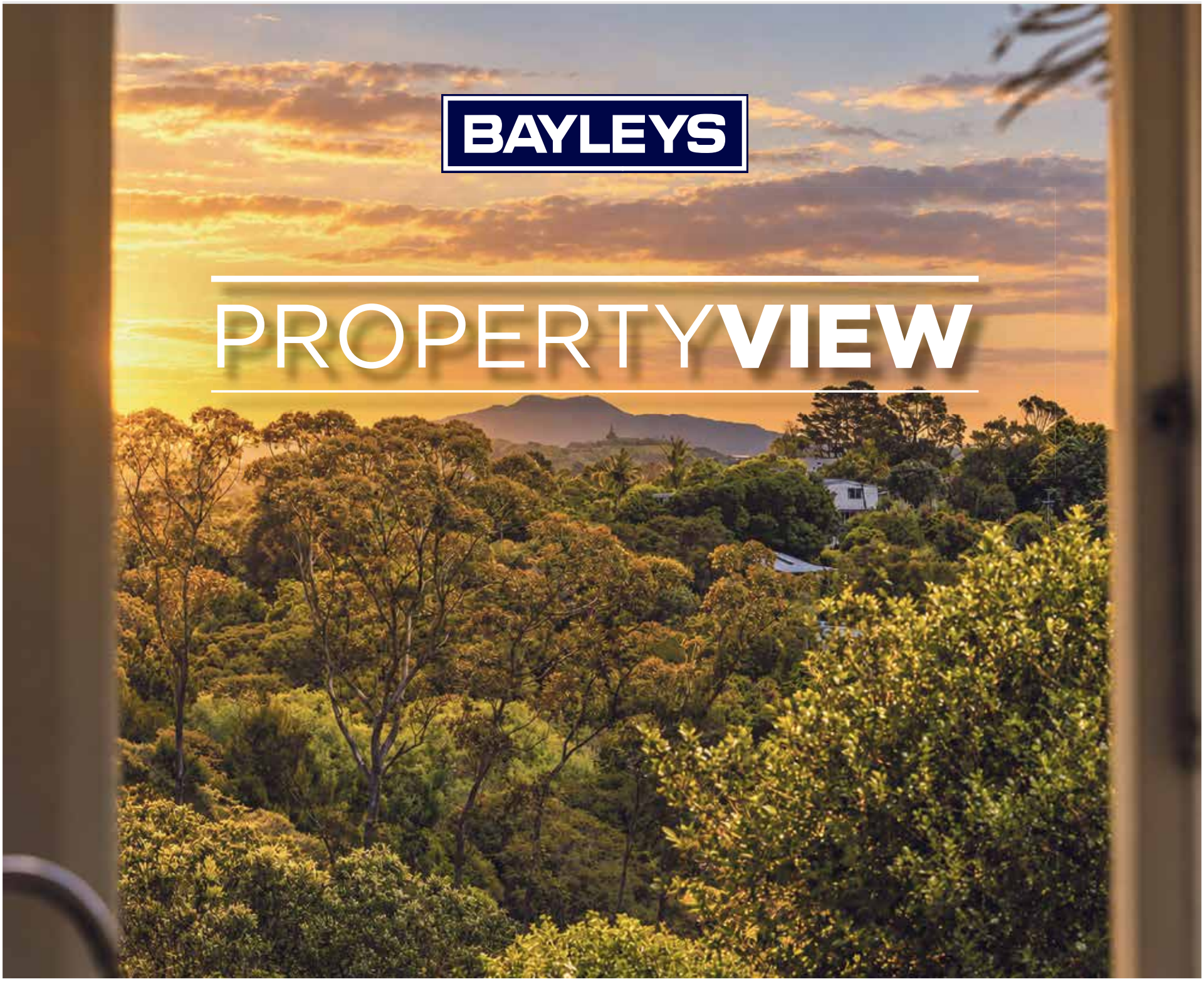






Oneroa 30 Cory Road

One for the summer lovers

With Christmas on the horizon, 30 Cory Road offers a lovely opportunity to secure your own slice of Waiheke in sought-after Palm Beach. A charming cottage with all-day sunshine, established gardens, generous lawns and vineyard views towards Rangitoto. Enjoy lazy lunches on the deck, golden sunsets and an easy bush walk to Palm Beach via the Miro Road track. Lovingly maintained, with easy access and off-street parking, this is island summer living at its best.

bayleys.co.nz/**2159288**

809sqm 2 1 1

Auction (unless sold prior)
2pm, Wed 2 Dec 2026
View Sat 2-2.30pm & Sun 12.30-1pm
Jacob Heatley-Adams 027 329 7382
jacob.heatleyadams@bayleys.co.nz

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BAYLEYS

FINAL NOTICE







Surfdale 3 Blake Street

Flat, fenced and ready for you!

809 sqm | 3 | 1 | 1

Our instructions are clear – we are selling!

With their children now grown and life taking them in other directions, our vendors have made the decision to sell their much-loved Waiheke holiday home. Don't miss your opportunity to view before auction day!

Set on a flat, fully fenced site at the end of a no-through road, this refreshed three-bedroom home ticks so many boxes – a fabulous Surfdale location, with the village, public transport and beach just moments away. Freshly painted interiors, new carpet, refreshed timber floors and a brand -new kitchen give the home a fresh coastal feel. Living spaces flow to a covered entertaining area with outdoor fire, perfect for long lunches and evening drinks. Add a garage, generous off-street parking, a separate additional room for hobbies or storage, and a flat, usable section

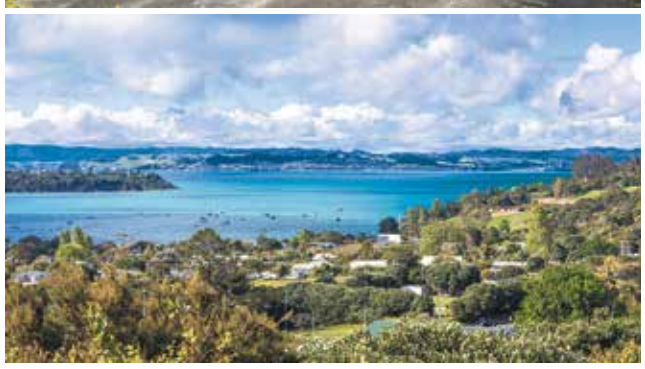
Auction **(unless sold prior)** 2pm, Wed 18 Nov 2026
Bayleys House, 30 Gaunt Street, Auckland Central
View Thu 1.30-2pm & Sat/Sun 1-1.30pm
or by appointment
Tracy Martin 027 275 8858 tracy.martin@bayleys.co.nz
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bayleys.co.nz/**2159040**

OPEN HOME







Oneroa 9 Tiri Road

Elevated position, views and opportunity

1,009 sqm | 4 | 1 | 1

Vendor instructions are clear - this property is to be sold.

Enjoyed as a much-loved family holiday home for more than 30 years, this elevated Tiri Road property combines a spacious 179sqm home, sweeping sea views and exciting future potential. Positioned on the high side of the road, the home enjoys outlooks in two directions, with views across Oneroa and out towards Blackpool. The upper level offers four bedrooms and generous living space, while downstairs provides an additional rumpus-style room and garage. Comfortable as it stands, there is clear scope to modernise, add value or explore a more substantial renovation or future redevelopment.

A private rear section adds further appeal, while Oneroa Village, beaches, cafés and ferry access are all within easy reach.

Auction **(unless sold prior)** 2pm, Wed 25 Nov 2026
Bayleys House, 30 Gaunt Street, Auckland Central
View 2-2.30pm Sat 14 Nov & 12.30-1pm Thu 19 Nov
Tracy Martin 027 275 8858 tracy.martin@bayleys.co.nz
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The welcome mat

Step inside with Martin Dobson from Kellands

Waiheke has its fair share of 'wow' houses, and this one surely qualifies. To say it is just seconds from the beach is possibly an understatement, almost as soon as you open the door, you are walking on sand. And what glorious sand it is – this jaw dropping house nestles between the cliffs and sand at Onetangi's western end and offers the high-end luxury that the location demands.

On the northern side of the island, says Kelland's Martin Dobson, there's "very few properties that combine this level of luxury and have such direct access to the beach."

Aside from its impressive arrival experience, the house is also, cleverly, a 'lock-up-and-leave' home, designed and built for low maintenance so time here can be purely devoted to relaxing.

The property, built in 2011, underwent a substantial makeover in 2023 and Martin says "no expense has been spared" in the fit out.

Martin says there are generous lounging areas, alfresco dining spaces and a spa pool, and all share an intimate view of the beach looking out towards Hauturu-o-Toi/Little Barrier Island.

The gourmet kitchen services the main living and entertaining space with a seamless connection to the outdoor living. "The house provides for exceptional entertaining for family and friends," says Martin.



Above: "There's very few properties that combine this level of luxury and have such direct access to the beach."

That's not surprising as Morgan Cronin designed it. Morgan is one of New Zealand's most sought-after kitchen designers; his reputation stretches both locally and internationally for award-winning design and cutting-edge innovation.

"It's very functional obviously, but it is also beautiful and the quality is exceptional," says Martin.

"There is great storage and when you are working in the kitchen you not only have that magnificent view in front of you, but you are right in the centre of things.

"You are completely connected through the living and the kitchen area. The outdoor living is all at this level also and it all flows together.

"It creates a hub type feeling and the practicality of it shows the subtle cleverness of the design."

The primary suite and guest bedrooms are all located on the top floor, creating intelligent separation between the entertaining spaces below.

"The primary suite has a large walk-in wardrobe and en suite. All three double bedrooms are generously sized and have incredible sea views."

At beach level, the tiled double garage houses a vehicle, Sealegs, a full bathroom and bar.

"The garage area is set up as a whole other entertaining area so you can come straight up off the beach and not even have to go upstairs."

The grounds and landscaping were professionally designed by innovative and highly sought-after landscape designer, Suzanne Turley. Working on prestigious properties both internationally and throughout New Zealand, Suzanne collaborates with top architects and interior designers, achieving seamless design integration of outdoor and indoor spaces



Suzanne's landscaping is complimented by the interior design of Lauren Hare. Lauren is another award-winning New Zealand designer known for creating intimate detailing, and "a sensitivity to materiality."

This collaboration by three of the country's top designers is a winning formula with quality and practicality throughout all three levels, says Martin, including two ice-making machines, a large and functional laundry essential for easy entertaining and an internal lift which services all three levels.

And, with just a flat walk along the beach to three popular island restaurants, when you are tired of entertaining, it's a gentle stroll along the beach to sample some of the best food the island has to offer. •



Left: "The garage area is set up as a whole other entertaining area so you can come straight up off the beach and not even have to go upstairs,"says Martin.

Kellands
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Onetangi

159 The Strand

Owners Overseas Relocation ...

Enjoy exceptional waterfront living just steps from the beach.

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martin@kellands.co.nz
contact Charles Collins - 021 376 095
charles@kellands.co.nz
view online By Appointment
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tender Kellands Office
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(unless sold prior)

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waiheke homes
THE ISLAND'S REAL ESTATE

2 1 2

50 Bay Road, Ostend

Walk to Palm Beach

Entry level retreat

Hidden from the road and sitting on a beautiful flat section with easy access and parking, this cute 2 bed home enjoys a lovely position. It almost feels like a rural property, miles from anywhere, rather than a short drive to ferries, shops and several amazing white sandy beaches. The surrounding trees provide privacy and the garden would be perfect for summer games, kids playing or just a relaxing place to unwind.
The house has two good bedrooms and it feels spacious thanks to very high vaulted ceilings. The upper windows allow views of the tree canopy and garden from various angles, which invite you to spend time just enjoying being in nature. The tool shed and car port are useful extras.

For Sale details: $995,000
View: Sat 11am-12pm or by appointment









Paul Brisbane
021 942 814
paul@waihekehomes.com

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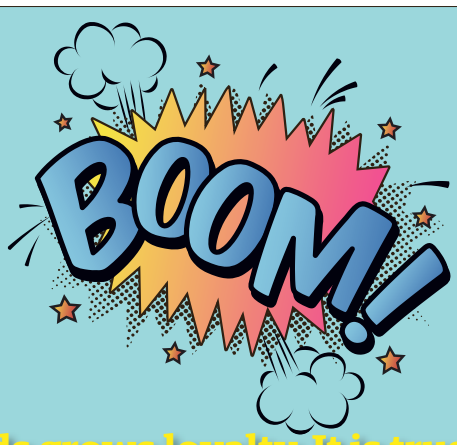
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LISA LEWIS, THE WAIHEKE BUTCHER



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