

# Whangaruru, 9 Whangaruru Wharf Road

Proudly marketed by Steve and Miriam Davis



# Whangaruru, 9 Whangaruru Wharf Road



# Ultimate Lifestyle - Opportunities Abound!

This property has been staged for video and photo purposes only. Reflective of its superbly elevated position, this ultimate lifestyle property features opportunities galore not only from a residential property but also as a magnificent business opportunity!

To select a few examples, it would be ideal for the following business entrepreneurs with a vision to run an outstanding retreat, in this 'one of a kind' unique locations, rare to find in New Zealand.

- Exclusive Wellness Retreat - Providing Nature Walks, Kayaking, Paddle Boarding, Swimming, Yoga/Pilates
- Bed & Breakfast Exclusive – Helicopter Pad, Boat charters, Nature Walks etc..
- Organic Business – Chef and Commercial Kitchen with Separate Studio
- Business Conferences/ Management Meetings
- Restaurant or Café – Exclusive – Helicopter Pad








An outstanding modern executive home with magnificent harbour views from the floor to ceiling windows and spacious open plan living area that features a quality gourmet chef kitchen, quality fittings, polished hardwood floors and wrap around decking for great outdoor living and entertainment, providing an enviable social vibe to this gorgeous residence.

Every so often a really, stand-out property is offered for sale and this property has it all, from its ridge-top position and breath-taking views to an ever-changing panoramic vista from sunrise to sunset and unrestricted north, west and east facing views of the magnificent Whangaruru Harbour, a native bush mountain backdrop, and with Russell and the Bay of Islands within easy reach.

In keeping with this modern, executive, quality residence, there is also a separate 80m<sup>2</sup> self-contained dwelling, plus a spacious commercial kitchen, giving the business entrepreneur the ability to explore home and income opportunities. This great property offers an extremely desirable way of life with many business opportunities, from a wonderful private residential estate for one or two families, or you could run a 'get-away retreat' for private guests and reap the return.

This is a 'one of a kind', very unique, and extremely private property with multiple opportunities. Master bedroom in its own wing of the house, with lovely breath-taking views and luxury ensuite and walk-in wardrobe. There are 3 more double bedrooms with their own luxury ensuites in their wing, all with breath taking views. Immerse yourself in the great outdoors, with 25ha of grazing land, with established trees, wetlands, and 3 x harbour accesses to explore, outdoor boating, fishing and swimming activities to enjoy with family, friends and guests.

Opportunities are waiting for the right buyer to bask in the vision to pick up an opportunity for this 'one of a kind' very unique and extremely private property.

5  5  2  2  2  10  6 

**VIEW ON WEBSITE:** [www.harcourts.co.nz/WR39242](http://www.harcourts.co.nz/WR39242)

**PRICE ON PROPERTY:** Price by Negotiation

**APPROX FLOOR AREA:** 269 sqm

**APPROX LAND AREA:** 251430 sqm

# Whangaruru, 9 Whangaruru Wharf Road

## Property Details

Property Type	Lifestyle
Property Features	Smoke alarms, Vacuum system
Roof	Coloured steel
Tenure	Freehold
Property condition	Excellent
House style	Executive, Lifestyle
Garaging / carparking	Double lock-up, Auto doors (Number of remotes: 2), Off street
Construction	Cedar and Board and Batten
Joinery	Argon Gas, Aluminium, Double glazing
Insulation	Walls, Floor, Ceiling
Flooring	Vinyl, Other (Commerical), Timber and Tiles
Window coverings	Blinds
Heating / Cooling	Woodfire (Closed), Ceiling fans
Electrical	Satellite dish, TV points, TV aerial, Phone extensions
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Rangehood, Dishwasher, Heated Towel Rail, Garage Door Remote, Smoke Detector, Garage Door Opener Motor, Belling x4 Oven
Kitchen	Designer, Modern, Open plan, Dishwasher, Upright stove, Rangehood, Breakfast bar, Gas reticulated, Pantry and Finished in Granite and Other (Separate Dwelling has a full spacious Commercial Kitchen)
Living area	Formal dining, Formal lounge, Open plan
Main bedroom	Double, Balcony / deck and Walk-in-robe
Ensuite	Separate shower, Bath
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double and Built-in / wardrobe
Bedroom 4	Double and Built-in / wardrobe
Additional rooms	Office / study, Other (Self contained Studio Accommodation)
Granny flat	Separate and Council approved
Entrance	Formal
Laundry	Separate
Workshop	Combined
Views	Bush, Private, Rural, Water, Waterfront
Aspect	North
Outdoor living	Entertainment area (Partly covered), Clothesline, BBQ area (with lighting and with power), Deck / patio
Fencing	Fully fenced
Land contour	Sloping, Steep, Flat, Flat to sloping
Grounds	Tidy, Backyard access
Garden	Glasshouse, Garden shed (Sizes: 80sqm2, Number of sheds: 2)
Water heating	Gas, Electric
Water supply	Tank (size: House 2 x 25,000 Ltr, Land 1 x 25,000 ltr plus a water bore)
Sewerage	Septic
Locality	Close to schools, Close to shops
Virtual Tour URL	<a href="https://youtu.be/hSVto5g8ktU">https://youtu.be/hSVto5g8ktU</a>
Video Tour URL	<a href="https://youtu.be/hSVto5g8ktU">https://youtu.be/hSVto5g8ktU</a>

# Property Photos



Whangaruru, 9 Whangaruru Wharf Road

## Property Photos



# Property Photos



# Property Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **561611**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 January 2012

**Prior References**  
297146

---

**Estate** Fee Simple  
**Area** 25.1430 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 446014

**Registered Owners**  
Keith Andrew Coleman and Vicky Jan Tribe

---

**Interests**

8898642.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.1.2012 at 2:52 pm

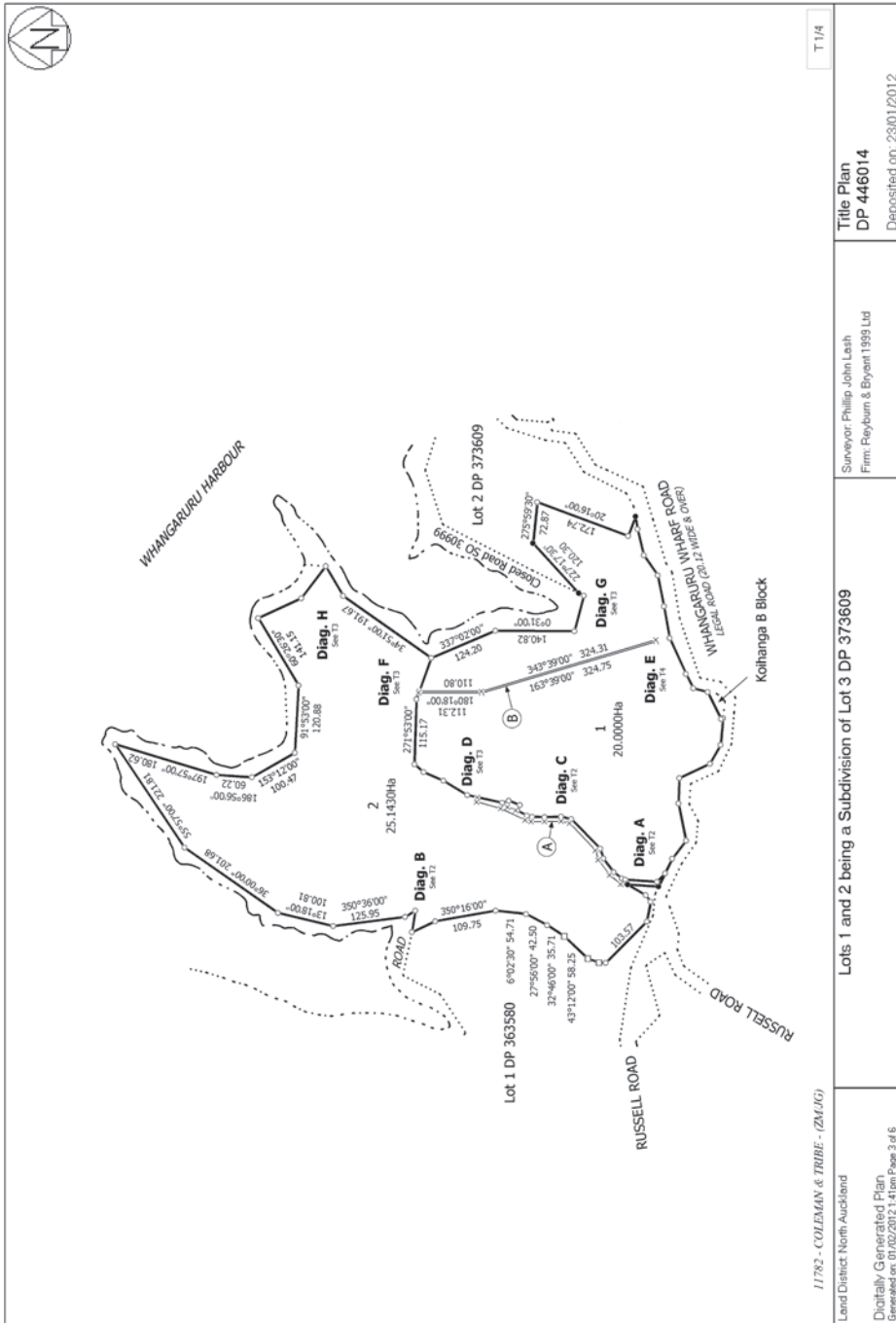
Subject to a right of way, right to convey telecommunications and computer media over part marked A on DP 446014 created by Easement Instrument 8898642.5 - 23.1.2012 at 2:52 pm

The easements created by Easement Instrument 8898642.5 are subject to Section 243 (a) Resource Management Act 1991



# Property Title

Identifier **561611**

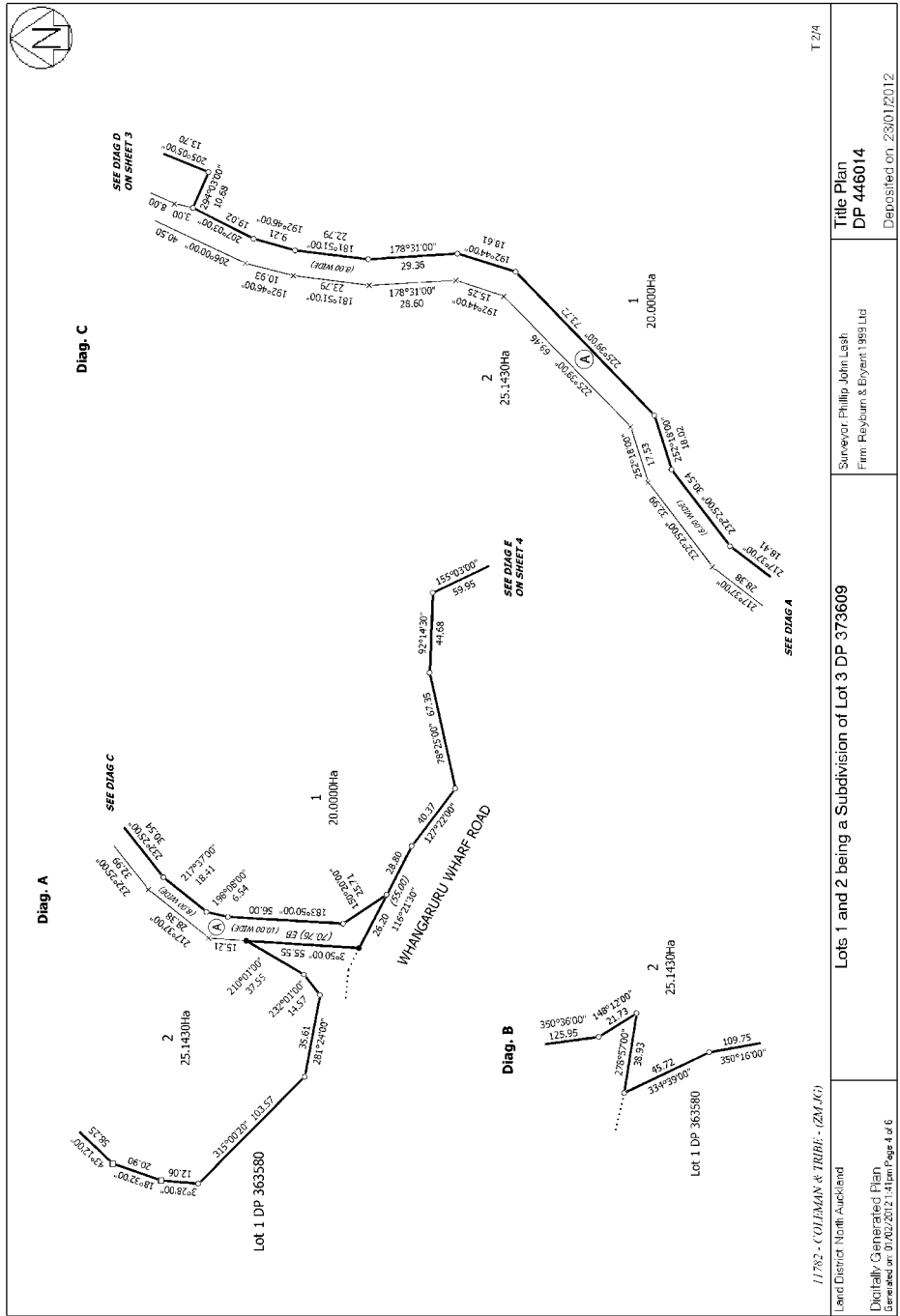


11782 - COLEMAN & TRIBE - (ZM/JC)	Surveyor: Phillip John Leah Firm: Peayburn & Bryant 1993 Ltd	T 1/4
Land District North Auckland	<b>Title Plan</b> DP 446014	Deposited on: 23/01/2012
Digitally Generated Plan Generated on: 01/02/2012 1:41 pm Page 3 of 6	<b>Lots 1 and 2 being a Subdivision of Lot 3 DP 373609</b>	

# Whangaruru, 9 Whangaruru Wharf Road

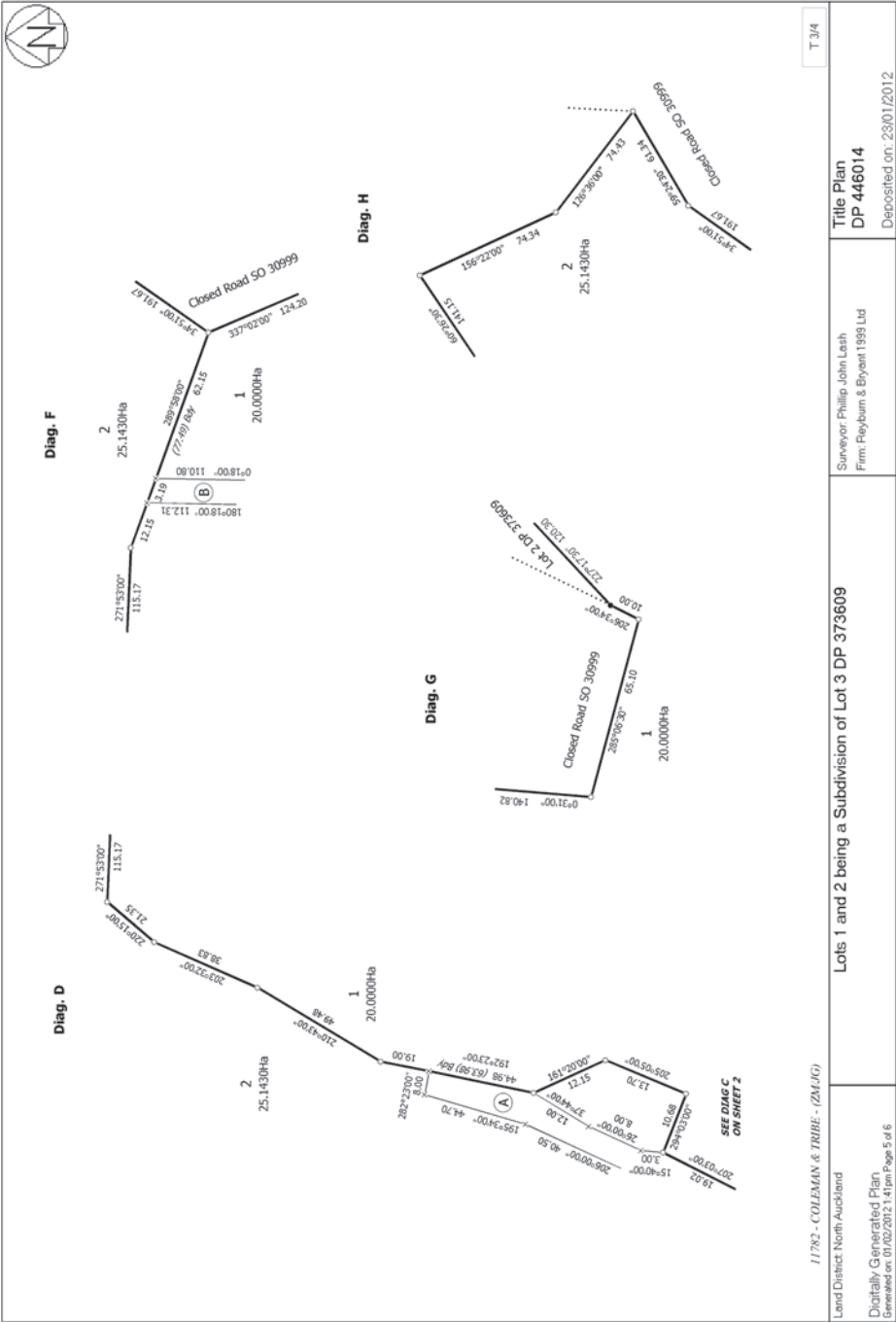
## Property Title

Identifier **561611**



# Property Title

Identifier **561611**

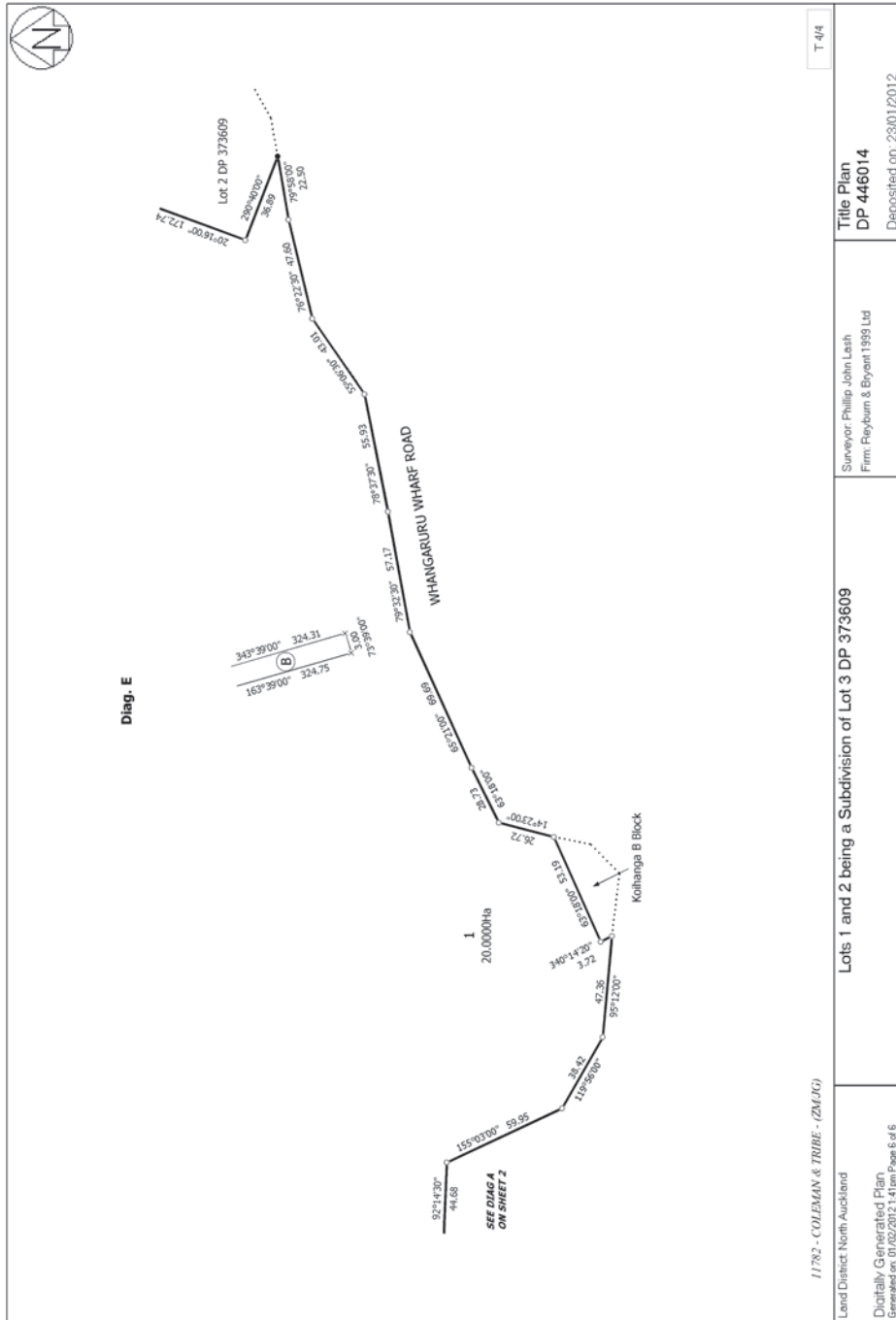


# Whangaruru, 9 Whangaruru Wharf Road

## Property Title

Identifier

561611



# Property Rates

Legal Description:	LOT 2 DP 446014		
Assessment Number:	0030002209		
Property ID:	161723		
Address:	9 Whangaruru Wharf Road Hikurangi 0184		
View Maps:	<a href="#">WDC Maps</a>	<a href="#">Google Maps</a>	
Land Area (hectares):	25.143		
Capital Value:	2021/2022	\$1,690,000	2022/2023 \$2,065,000
Land Value:	2021/2022	\$990,000	2022/2023 \$1,280,000
Record of Title:	561611		
Floor Area (square metres):	232		
Site Area (square metres):	232		
Improvements:	DBLEGGE DECK DWG FG OBS OI		
Land Use Code:	Stock Finishing		
Number of Units:	1		
Property Category:	PFE		

☐ <b>WDC</b>			
General Rural	Land Value	990000	\$3,238.19
Uniform Annual General Charge	SUIPs	1	\$724.00
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$3,962.19</b>
☐ <b>NRC</b>			
NRC - Regional Civil Defence & Hazard Management	SUIPs	1	\$37.88
NRC - Regional Council Services	SUIPs	1	\$132.69
NRC - Regional Economic Development	Land Value	990000	\$23.76
NRC - Regional Emergency Services Rate	SUIPs	1	\$11.84
NRC - Regional Flood Infrastructure	SUIPs	1	\$31.19
NRC - Regional Land and Fresh Water Management	Land Value	990000	\$375.71
NRC - Regional Pest Management	SUIPs	1	\$76.40
NRC - Regional Sporting Facilities	SUIPs	1	\$16.95
NRC - Regional Transport Rate	SUIPs	1	\$23.07
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$729.49</b>
<b>Total</b>	<b>Land Value</b>	<b>1</b>	<b>\$4,691.68</b>



*Team*

**DAVIS**

**STEVE** 021 820 015 | **MIRIAM** 027 577 6335 | 0800 832 632  
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz  
www.teamdavis.co.nz | whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

## Your Salespeople

### Steve & Miriam Davis

Steve and Miriam have spent much of their life in Northland and together with their passion for property, have teamed up to help others to both sell their beloved property, and to buy the property of their dreams.

Miriam's experience as a private teacher, facilitator, and property manager, has given her a good business knowledge, an eye for detail, lots of patience, empathetic communication, with good listening and organizational skills. She believes these skills along with her passion for property help make the experience of both selling and buying property a comfortable experience for their clients.

Steve has over 35 years' business experience in Senior Management positions to General Manager. Steve brings all of his business experience, sales, marketing and negotiation, to help you achieve the best possible outcomes in both selling and buying your property.

Together, 'Team Davis' are 'committed to working for you' to providing you with exceptional personal service, a high level of professionalism, local knowledge, honesty and integrity, while extending the Harcourts values, of fulfilling people's needs, dreams and aspirations, which is their foundation for your success.

"Our commitment to you is to make your journey simple, easy and smooth, while providing a high level of professionalism and friendly service. Listening to you, and understanding your needs, is key to a successful relationship – that way we can create a successful campaign to achieve the best possible result for you in the current market."

Please check out our clients recommendations and testimonials here: [www.teamdavis.co.nz](http://www.teamdavis.co.nz)





# YOUR TRUST OUR PEOPLE

**At Harcourts, we appreciate that you've placed your trust in OUR PEOPLE.**

You told us that we are, "great people who listen well." Just one of the reasons New Zealanders voted us the Most Trusted Real Estate Brand for the 9<sup>th</sup> year in a row.

**Find where you belong.**



Your **Harcourts**