



EXCLUSIVE

"A Distinct & Polished
Coastal Gem."

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1830

NGUNUNGURU

ROAD,

NGUNUNGURU.



HOME FEATURES & SPECIFICATIONS

Chattels:

Light fittings, fixed floor coverings, cooktop, wall oven, dishwasher, rangehood, heat pump, heated towel rails x2, smoke alarms.

Rates:

\$3,478.52

Legal Description:

Lot 2 DP 361651

CV:

\$1,225,000

Method of sale:

Inviting interest over \$1,295,000

Property Type:

Coastal Residential

Bedrooms:

4 spacious

Bathrooms:

2 - 1 is an en-suite

Garaging:

2 car internal

House Size:

172sqm (approx)

Land Size:

646sqm (approx)

DISTINCT. POLISHED.

Seaside Serenity: Your Coastal Dream Home Beckons in Ngunguru.

Imagine waking up to the soothing sound of the water, sipping your morning coffee while soaking in breathtaking coastal views. Your dream of a coastal sanctuary is now a reality with this near-new 4-bedroom gem in Ngunguru, nestled along the world-renowned Tutukaka coastline.

Perched perfectly to capture the essence of coastal living, this property offers elevated views that will leave you breathless. Whether it's sunrise or sunset, the panoramic scenes of the sparkling coastline will become the backdrop of your everyday life. Picture yourself unwinding on your balcony, a front-row seat to nature's ever-changing masterpiece.

This haven isn't just a home; it's a lifestyle. Boasting enough space to park your boat and a convenient 2-car internal access garage, you're all set for spontaneous coastal adventures. Embrace the freedom to explore from here, knowing the Ngunguru estuary is just steps away.

Welcome home.





One of the many perks of this coastal abode is its proximity to the estuary. Imagine lazy afternoons spent swimming, paddle boarding, or leisurely walking your furry friend along the water's edge. The estuary isn't just a feature; it's a canvas for creating lasting memories.

Living here means having the world-famous Poor Knights Diving and an array of stunning bays and beaches at your fingertips. Your weekends will transform into epic adventures as you explore the wonders that make the Tutukaka coastline a global treasure.

Whether you're seeking a permanent residence or an upscale holiday escape, this property caters to your every need.

Move here if:

You've been searching for a ready-to-move-into quality coastal home with not a cent more to spend, allowing you to enjoy all that the coast has to offer, without the hassle.

You've been wanting a place that represents Ngunguru at its absolute best, while containing all of the comforts that you have come to expect in a modern home.

You've got an eye out for a property to spend all of your summers and holidays at - and every other day!

Don't miss out on the opportunity to make this house your own. Connect with Meyer Real Estate today to register your interest for 1830 Ngunguru Rd, before someone else makes it theirs!

HOUSE PLAN



While all attempts have been taken to ensure the accuracy of this plan, all measurements are approximate and should be treated as such. No responsibility will be taken for inaccuracies in measurements. Floor plan should be used for illustrative purposes only.

LIVING & DINING ROOM

Living and dining rooms are essential spaces in any home, offering a central gathering place for relaxation, socialising, and entertainment. They allow for personal expression through interior design and provide comfort, making them perfect for shared activities and meals with family and friends. It's all open plan here, creating a surprising amount of space for your daily living.





KITCHEN & BATHROOMS

With a kitchen adorned with deluxe stone countertops and top-of-the-line fittings, the culinary enthusiast within you is bound to be inspired. While the generously sized bathrooms provide space for essential hygiene and relaxation.







MASTER & GUEST BEDROOMS

Experience the ultimate in comfort, luxury, and relaxation with this large master plus three other bedrooms. These versatile spaces offer a private oasis for you and a warm and welcoming retreat for your guests.

With the thoughtful design of the home also allowing a bedroom to function as a home office if needed - you have a home that is spacious, comfortable, and functional.



Q&A

OWNERS

Why did you buy this home, how did you know it was the one?

We bought this home as we were looking for a coastal home that was more substantial than others available, as we wanted to live out here full-time. We still work in the city. Having room for the boat was a consideration for us, along with 4 bedrooms for when family come and stay. When we saw this nearly new home, and the elevated outlook out to the water from the deck, we were sold!

Who do you think would be perfect new owners?

The perfect new owners would be a couple or a family that love the water and want to be close to all of the best things about the Tutukaka coast and Ngunguru village.



What is your favourite thing about the local area?

Walking distance to the estuary, our dog just loves chasing sticks and going for a daily swim.

What will you be sad to say goodbye to?

Privacy, peacefulness and the coast!

Q&A

OWNERS

What is the neighbourhood like?

Really good neighbours. Friendly and with a mix of permanent and holiday homes around us.

What is the best experience you've had here?

Having the grandkids visit and going exploring with them along the Ngunguru waterfront and sandspit.

What do you love most about the property?

Sitting on the deck and looking out over the water, it's magical.

What improvements have you already made?

None really, we love it as it is!

Do you know any history of the property?

This was a near new home when we bought it.

Why are you selling, what will you do next?

We are moving back into Whangarei central to be closer to our parents.

CONTINUED





"THE EXCLUSIVE
TELL-ALL WITH
THE OWNERS."



AGENT LOVES

"I love the view from the private balcony off the master bedroom. I can imagine having my first coffee of the day up there and planning the rest of the day. What a spot to start from!"



YOUR NEW LOCAL

The Neighbourhood: Ngunguru

Where the road meets the coast a village nestles on the shores of a large tidal coastal estuary. Great for water sports. Hire a kayak and discover the beautiful estuary. Walk amongst the mangroves or along the picturesque waterfront.



CONTINUED

Boat ramp, ski lane, general store, takeaways, garage, doctor's surgery, motel, school, nine hole golf course, bowling greens, tennis courts and 2 x cafés. Also located here is a popular children's playground - Whale Tail Park.

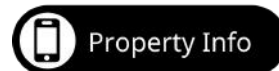
Ngunguru isn't just a location; it's a lifestyle. Seize the opportunity to make this coastal haven your own. Your dream home is calling, offering a perfect blend of tranquility, adventure, and the unmistakable charm of coastal living.

Residents love living here as it offers all of the benefits of coastal living, while still being only 25 kilometres to the city center of Whangarei.



Scan the QR code for instant access to further property info - including Council Files, and info on recent local sales.

From there, you can also register with an expression of interest on this property.



YOUR AGENT

PAUL SUMICH

I'm Paul, a Piccolo loving, 90's hip hop listening, two wheeled (pedal powered, not engine) devotee.

Creator, innovator, husband, and father of two living in Maunu, Whangarei.

I tend to attract attention for hand crafting high impact, quality campaigns that are unique to each property I work on. More exposure for your home, less volume overall is my work mantra.

I'm also a gun at getting your property sold quietly, if you'd prefer.

I'm here to cut through the transaction with you and create a roadmap to success. Helping the best buyer fall in love with your home, and give you that feeling that you'd like to have a drink with me when it's all over, and not throw one at me...

Cheers to that!



"JUST AS THE REAL ESTATE INDUSTRY
EVOLVES AND INNOVATES, SO DO I."

CONTACT INFORMATION

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WELCOME HOME

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