

# MEYER

REAL ESTATE



EXCLUSIVE

"Privacy. With Pristine Views Over Parua Bay."

# TABLE OF CONTENTS

FEATURES & SPECIFICATIONS	1
PROPERTY WRITE UP	2
HOUSE PLAN	4
LIVING & DINING ROOM	5
KITCHEN & BATHROOM	7
MASTER & GUEST BEDROOMS	9
OWNERS Q&A	11
AGENT LOVES	14
YOUR NEW LOCAL	15
YOUR AGENT	17

126

KOHINUI

ROAD,

PARUA BAY.



# HOME FEATURES & SPECIFICATIONS

**Chattels:**

Light fittings, fixed floor coverings, hob and wall oven, dishwasher, rangehood, heat pump, heated towel rails, smoke alarms, garage door remotes, spa pool, garden sheds (x3), security system, enclosed fireplace.

**Rates:**

\$2,189.29

**Legal Description:**

Lot 5 DP 328817

**CV:**

\$1,250,000

**Method of sale:**

via on-site Auction, 3.30pm Saturday  
February 17th, 2024 - unless sold prior

**Property Type:**

Lifestyle Residential

**Bedrooms:**

4 (5) 1 in additional sleepout

**Bathrooms:**

2 (3) 1 in the sleepout

**Garaging:**

2 car internal access

**House Size:**

238sqm (approx)

**Land Size:**

1.49Ha (approx)

PRISTINE VIEWS.  
IT IS SIMPLY  
STUNNING.

Welcome to your piece of paradise in Parua Bay, Northland.

Nestled on 1.49 hectares of enchanting native bush, this meticulously crafted four-bedroom, single-level masterpiece awaits its discerning owner. A mere 30-minute drive from the vibrant heart of Whangarei, escape to a world of tranquility where quality meets breathtaking views.

Indulge in the luxury of a brick and tile sanctuary that effortlessly blends with its natural surroundings. The residence, boasting solid construction and low maintenance living, offers an elevated vantage point that unveils a mesmerising panorama of rolling valleys and on to the the majestic vista of Parua Bay.

It's an escape to a world of tranquility, where quality meets breathtaking views everywhere you look.

Welcome home.





Boasting four generously sized bedrooms and two tastefully appointed bathrooms, this home effortlessly caters to the needs of a modern family. Each room is a sanctuary of comfort, inviting you to unwind and create lasting memories.

The thoughtful design extends beyond the living spaces to a fully self-contained extra sleepout space. It's just waiting to become your home office area, teenage retreat, or extra income generating space.

Beyond the gated entrance lies a picturesque driveway, artfully meandering through native ferns and tea trees, guiding you to a place of serenity and seclusion.

This haven is more than a home; it's a statement of refined living.

Move here if:

You've been searching for a solid quality brick and tile home with privacy and space that is not in town.

You've been wanting a place that has amazing elevated views out over Parua Bay and beyond.

You've got an eye out for a property where peace and privacy is paramount. It is a place to create lasting memories.

Don't miss out on the opportunity to make this house your own. Connect with Meyer Real Estate today to register your interest for 126 Kohinui Road, 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 & OTHER 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. The addition of the one bedroom self-contained sleepout gives you the option of a warm and welcoming retreat for your guests. You have a home that is spacious, comfortable, and functional.



# Q&A

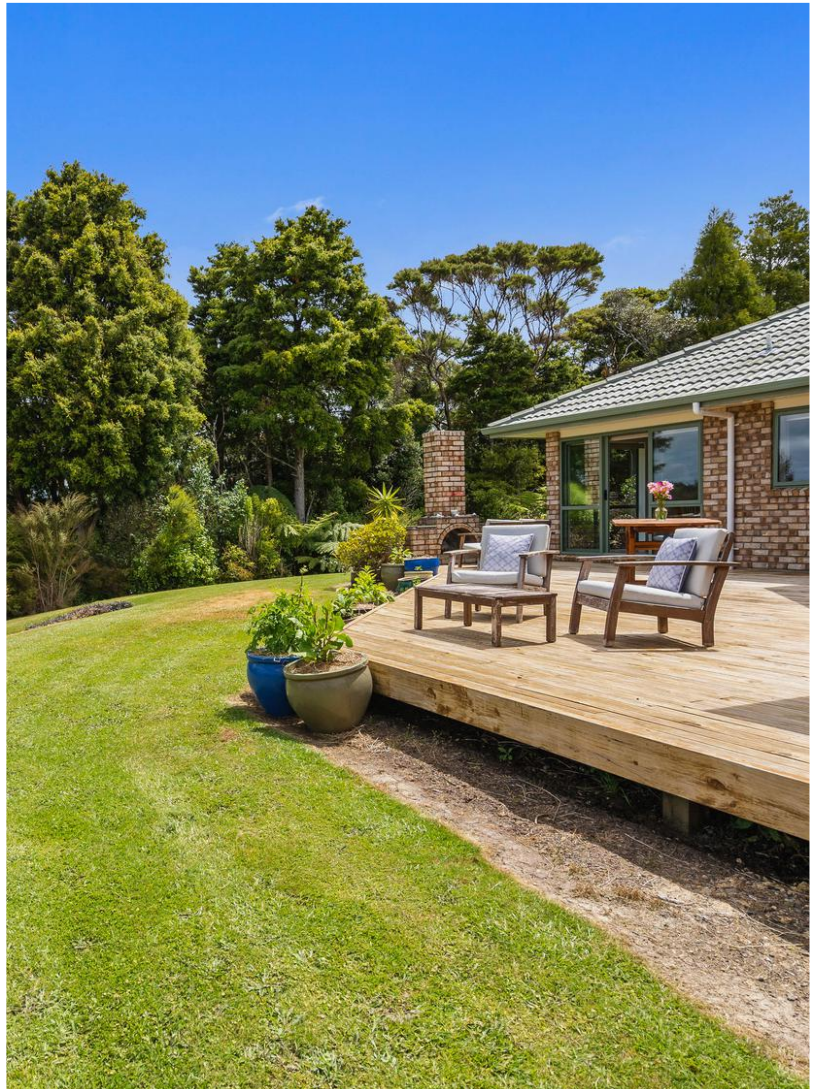
## OWNERS

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

This house is solid, private, surrounded by native bush with spectacular views. It is low maintenance and contains features that are not found in most NZ homes. For example, items such as central heating and cooling, stone counter-tops, double-glazed windows, 2 ovens, and massive deck with outdoor fireplace.

### **Who do you think would be perfect new owners?**

This is a family home as it contains 4 bedrooms. It also has a handicap-accessible granny flat that offers income opportunities through renting, Air BnB or for extended family members or teens. It is perfect for those who prefer privacy as well as the quiet sounds of nature as you can't see any roads and barely other houses. You cannot see the house from the road and it is securely gated with a code gate.



### **What is your favourite thing about the local area?**

It is not far from a 4-Square, cafes, boating/fishing and the beach and 20 minute drive to town. The local school (Parua Bay) is fantastic as well.

### **What will you be sad to say goodbye to?**

This is my dream home and so there is A LOT that I will be sad to say goodbye to. It will be hard to find such a quality home that has so many amenities that I love. The privacy has been very relaxing and I never tire of looking out the window at Mt Manaia.

CONTINUED

# Q&A

---

## OWNERS

**What is the neighbourhood like?**

It is a quiet neighborhood that is safe due to it being away from the main road.

**What is the best experience you've had here?**

Strengthening relationships with our daughters and relaxing with them by the fire while looking up at the countless number of stars. I will never forget the views.

**What do you love most about the property?**

All the amenities it has to offer like the spa pool and outdoor fireplace with massive deck. I also love the quiet, private surrounds and spectacular views that change with the weather. I also love the large bedrooms, having an on-suite bathroom and walk-in closet, insulated double garage and a large shed + 2 smaller sheds on the property for storage.

**What improvements have you already made?**

We loved the extra income that was able to be generated by renting out the granny flat.

**Why are you selling, what will you do next?**

A change in family circumstances has dictated the sale.

---





"THE EXCLUSIVE  
TELL-ALL WITH  
THE OWNERS."

# AGENT LOVES

"I love the feeling of privacy from this location. It's like you're out on your own peninsula away from it all. That, combined with the expansive views from the deck area, is simply amazing."



# YOUR NEW LOCAL

The Neighbourhood: Parua Bay.

Parua Bay is a locality and bay on the northern side of the Whangarei Harbour.

Whangarei is 19 km to the west, and Whangarei Heads are 10 km to the south east, with Munro Bay between the two. The western head is called Manganese Point, and the eastern is Reserve Point. The Nook is a small bay just to the north of Reserve Point.



# CONTINUED

The bay is sheltered and about 4 km wide, with about one kilometer between the headlands. The central bay has deep water, but there are wide intertidal zones around the coast.

It is a popular area for locals and visitors alike, with Parua Bay Tavern serving the area from its amazing waterfront location. There is a primary school, range of shops and services in the township, and it is the gateway to the rest of the fabulous Whangarei Heads area.

Outdoor enthusiasts will be delighted by the myriad of activities, from bushwalks through native reserves to water adventures along the pristine coastline.



---

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.

After spending time at some of the country's largest corporate agencies, it became clear that trying to fit a square peg (me!) into a round hole just wasn't working...

Being stressed out at not being able to truly be myself was draining - and leading to a grumpy bum at home. And no one likes a grumpy bum!

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."

### MEYER REAL ESTATE AGENCY AWARDS



### CONTACT INFORMATION

**E:** paul@meyerrealestate.co.nz

**P:** 021 606 460



# MEYER

REAL ESTATE

WELCOME HOME

Evolution Realty Limited, Licensed under the REAA 2008