

MEYER

REAL ESTATE



EXCLUSIVE

"A Gorgeous 1920's
Character Home."

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32

TUI

CRESCENT,

MAUNU.



HOME FEATURES & SPECIFICATIONS

Chattels:

Light fittings, fixed floor coverings, freestanding cooktop and oven, dishwasher, rangehood, closed fireplace, smoke alarms, garden shed.

Rates:

\$2,367.69

Legal Description:

Lot 24 DP 42169

CV:

\$810,000

Method of sale:

via on-site Auction, 1.30pm Saturday
January 20th, 2024 - unless sold prior

Property Type:

Character Residential

Bedrooms:

3

Bathrooms:

2

Garaging:

2 car separate

House Size:

150sqm (approx)

Land Size:

1,424sqm (approx)

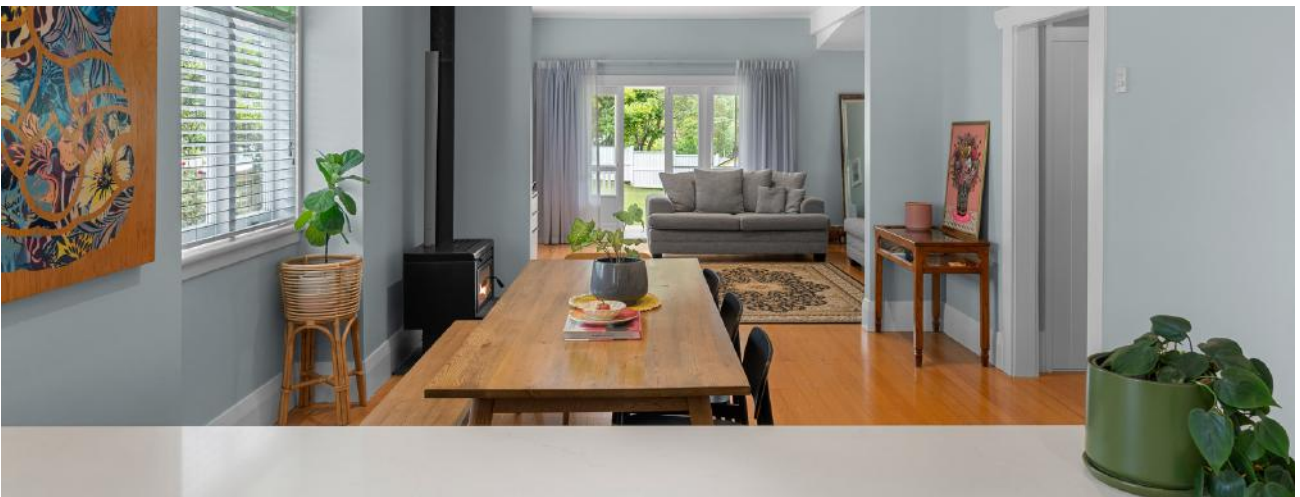
CHARACTER.
NOT COOKIE
CUTTER.

Nestled in the heart of the charming suburb of Maunu in Whangarei, a hidden treasure awaits - a 100-year-old character bungalow that effortlessly marries the allure of yesteryear with the comforts of contemporary living. Welcome to a home where history meets modernity, where every corner tells a story, and every detail whispers tales of a bygone era.

As you enter this home, be prepared to be transported back in time. The original charm of this 1920s beauty has been lovingly preserved, with delicate craftsmanship and attention to detail that pays homage to its heritage. From the high ceilings to the native timber floors, this home is a testament to the enduring appeal of classic architecture.

But don't let the vintage facade fool you - behind the timeless exterior lies a meticulous renovation that brings this bungalow into the 21st century. The essentials for family living have been seamlessly integrated, ensuring that the charm of the past coexists harmoniously with the conveniences of today.

Welcome home.





Boasting three 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 utility area that's just waiting to become your home office space.

Beyond the walls of this charming abode lies a sprawling section spanning over 1,400 square meters. The possibilities here are vast - a potential canvas for further development, an expansive garden oasis, or a playground for the little ones. The choice is yours. Step into the past and make it a part of your future.

Move here if:

You'd love to live in Maunu, and have been looking for something a little less cookie-cutter, and a little more character filled.

You've been wanting a place that takes care of the family's needs, ensuring there is enough space for everyone, both inside and out.

You'd enjoy being close to the amenities of Maunu, without feeling like you're in the middle of suburbia.

Don't miss out on the opportunity to make this house your own. Connect with Meyer Real Estate today to register your interest for 32 Tui Cres, before someone else makes it theirs!



HOUSE PLAN

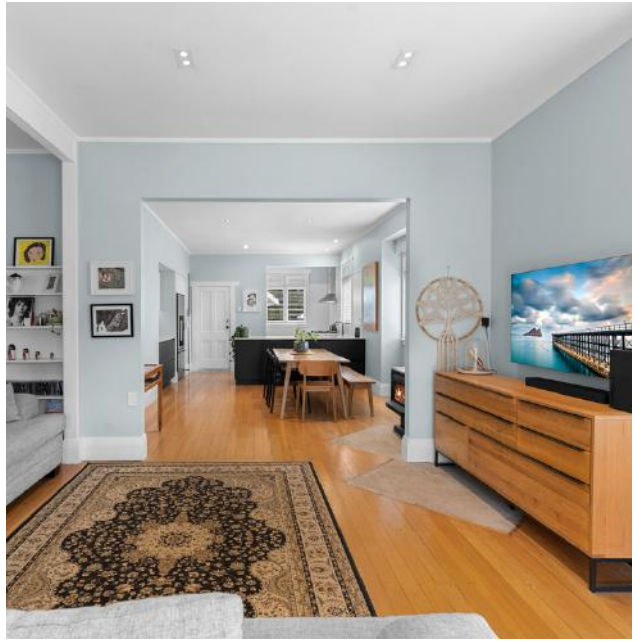


While all attempts have been taken to ensure the accuracy of this plan, all measurements are approximate and should be treated as such. No responsibility will be taken for inaccuracies in measurements. Floor plan should be used for illustrative purposes only.

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.



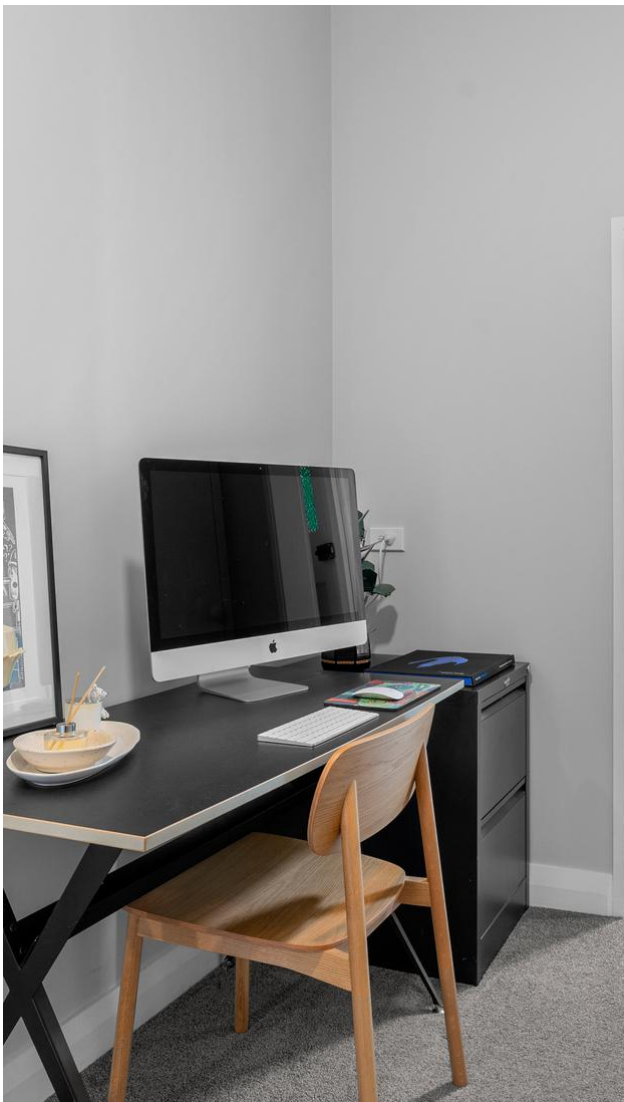




MASTER & OTHER BEDROOMS

Experience the ultimate in comfort, luxury, and relaxation with this large master plus two other bedrooms. These versatile spaces offer a private oasis for you and 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?

The location was important to us, but we were really looking for something that was not your average brick and tile home.

When we bought this, it needed some work and updates, but we had a vision of what we knew it could be - and we're happy to have been able to achieve a level of renovation with this home that we have enjoyed living in. It still has the character touches throughout, and you can feel that when you're living here, combined with the modern kitchen, it's a mix of the best of both...

Who do you think would be perfect new owners?

Perfect new owners would be a couple or a family that love character homes, without having to buy a big project!



What is your favourite thing about the local area?

Close to two of the best schools Whangarei has to offer, a daycare, shops and the hospital.

What will you be sad to say goodbye to?

The space, peacefulness and location.

CONTINUED

Q&A

OWNERS

What is the neighbourhood like?

An established part of Maunu, with awesome neighbours. Walking distance to the diary is a bonus.

What is the best experience you've had here?

Hosting family and friend gatherings. Plenty of fun for kids and adults, including exploring in the bush down to the creek at the rear.

What do you love most about the property?

Sitting on the front deck with a drink in hand, as the kids play soccer on the front lawn.

What improvements have you already made?

We have carried out significant renovations and updates throughout.

Do you know any history of the property?

We know that it is over 100 years old. According to some neighbours, the road used to end here, so this may have been one of the original properties of the area.

Why are you selling, what will you do next?

Moving to Wellington.





THE EXCLUSIVE
TELL-ALL WITH
THE OWNERS."

A white door with a large arched window. The window is filled with a vibrant green, textured pattern that resembles a woven or quilted fabric. The door has a dark handle and a lock. The overall scene is brightly lit, suggesting an interior space.

AGENT LOVES

"I love the high level of renovation throughout this property, while keeping as much of the original character as possible. It makes a great family home, that is anything but average."

YOUR NEW LOCAL

The Neighbourhood: Maunu.

One of the biggest draw cards about living in Maunu is the proximity of this attractive suburb to Whangarei city. Within minutes, you can be in Whangarei central - and yet still awake to a gorgeous rural outlook. Maunu is extremely popular not just for it's accessibility, but also for it's schooling, it's attractions and it's spacious, modern living options.



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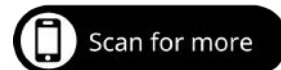
Maunu is a family fun zone, with the lush environment of Barge Park lying at the heart of this well-laid out suburb. Barge Showgrounds Event Centre and the surrounding Barge Park grounds is a base for many community events; including frequent equestrian shows, and the annual A&P show. The grounds themselves are ideal for weekend strolls with the family, with easy paths winding their way down into a protected wetland area. The neighbouring Kiwi North and Museum feature ever-changing exhibitions, along with native wildlife to see.

Well thought-out residential living, with a rural feel, Maunu is continuing to prove itself one of Whangarei's hottest buyer locations. Located an easy drive from the city centre, on the fringe of Whangarei's south west boundary, Maunu offers everything a lifestyle lover or family could wish for - tennis courts, golf courses, and a vibrant, engaged community.



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 noone 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

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MEYER

REAL ESTATE

WELCOME HOME

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