

## *Parna Bay* 926 Whangarei Heads Road

PARUA BAY 926 Whangarei Heads Road



**WATERFRONT  
LIVING WITH A  
DIFFERENCE.**



Auckland has the Sky Tower...  
Sydney has the Harbour Bridge...  
Paris has the Eiffel Tower...  
New York has the Statue of Liberty...  
And, Whangarei has the Dome House!

This distinctive waterfront property with stunning harbour views is definitely one of a kind. The unique design creates a spacious 3 bedroom, 2 bathroom home with views from every room. On the lower level is large double garaging with internal access and room for multiple cars plus a workspace. With several outdoor access options, and two covered patio areas - it is set for entertaining or just peacefully enjoying your views of the bay year round .  
Being located less than 1km from the all weather Parua Bay boat ramp, only 1km from the iconic Parua Bay Tavern, less than 2km from the Pines Golf club, 10km from the Whangarei Airport, just 15km from the central city, and positioned at the gateway to the iconic Whangarei Heads region. This is a home not to be missed, because you can't miss it.

Are you ready to become an Icon? Welcome home.



**VIEW ON WEBSITE:**

[www.harcourts.co.nz/WR37389](http://www.harcourts.co.nz/WR37389)

**PRICE ON PROPERTY:**

Auction Friday 5 Mar 12:00 p.m. Level 2, 33-35 Robert St, Whangarei (Unless Sold Prior)

**APPROX FLOOR AREA:**

180 sqm

**APPROX LAND AREA:**

822 sqm



# Property *Details*

Property Type	House
Roof	Concrete Dome
Tenure	Freehold
Tenure Detail	Rahuikuri A2 B1 Block
Property condition	Good
House style	Character
Garaging / carparking	Internal access, Double lock-up
Construction	Concrete
Joinery	Some Double Glazing, Aluminium
Insulation	Walls
Flooring	Carpet and Tiles
Window coverings	Drapes, Blinds
Heating / Cooling	Heat pump
Electrical	TV points, TV aerial, Phone extensions
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Stove, Dishwasher, Smoke Detector, Garage Door Remote, Cooktop, Heat pump, Curtains, Wall Heater in the bathroom, Garage Door Control
Kitchen	Modern, Open plan, Dishwasher, Separate cooktop, Separate oven, Pantry and Finished in Laminate
Living area	Separate dining, Open plan
Main bedroom	Double and Built-in-robe
Bedroom 2	Double and Built-in / wardrobe
Bedroom 3	Double
Additional rooms	Mezzanine
Main bathroom	Shower over bath
Laundry	Separate
Views	Waterfront
Aspect	North
Outdoor living	Entertainment area (Partly covered and Concrete), Clothesline, Garden, BBQ area, Deck / patio
Fencing	Partial
Land contour	Flat to sloping
Grounds	Tidy, Backyard access
Water supply	Town supply, Tank
Sewerage	Septic
Locality	Close to shops
Virtual Tour URL	<a href="https://youtu.be/NY6SQdF1u2o">https://youtu.be/NY6SQdF1u2o</a>
Video Tour URL	<a href="https://youtu.be/NY6SQdF1u2o">https://youtu.be/NY6SQdF1u2o</a>

# Property Photos



# Property *Title*



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

**Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA17A/1177  
**Land Registration District** North Auckland  
**Date Issued** 01 November 1968

**Prior References**  
NAPR15D/279

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**Estate** Fee Simple  
**Area** 822 square metres more or less  
**Legal Description** Rahuikuri A2 B1 Block  
**Registered Owners**  
John Foster Greer, Margaret Violet Ferguson Greer and Hatea Trustee Limited

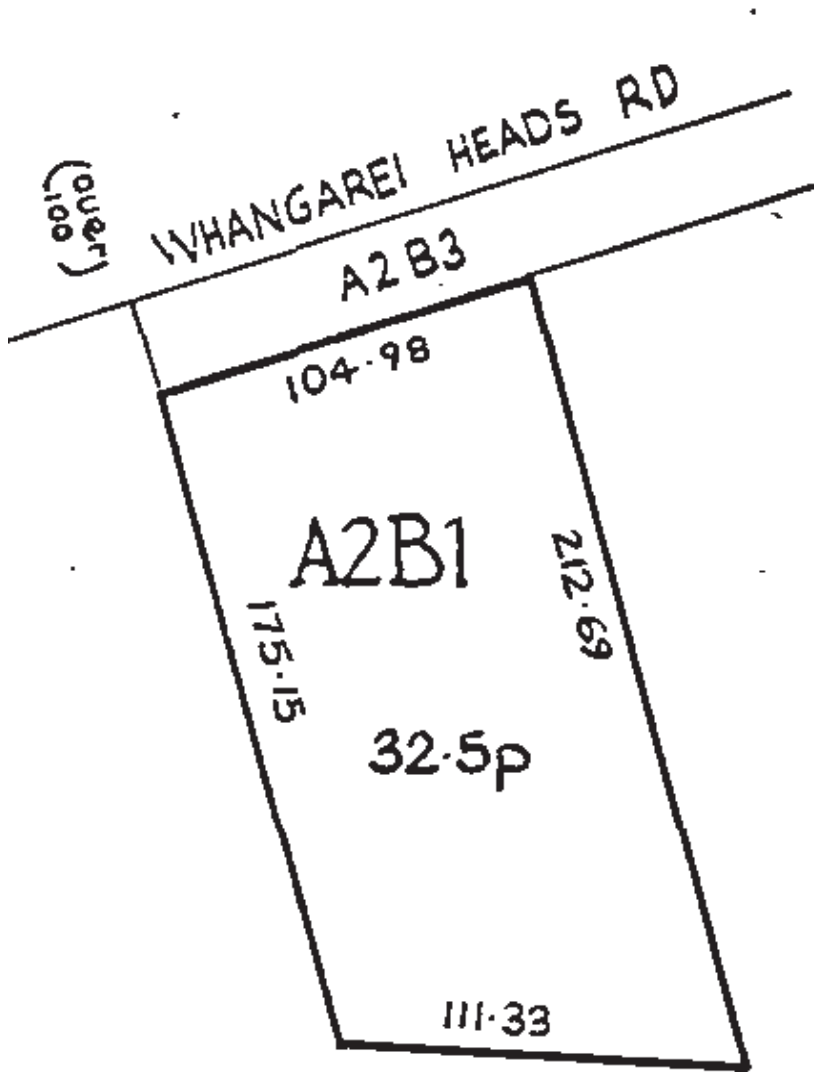
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**Interests**  
Subject to Section 10 Maori Affairs Amendment Act 1967  
A540184 Status order declaring that the status of the within land shall cease to be Maori Freehold Land and shall become General Land - 24.3.1971 at 9.00 am

# Property Title

Identifier

NA17A/1177



# Property Rates

Legal Description(s): RAHUIKURI A2B1 BLK XV WHANGAREI SD

## General Property Information

Assessment Number:	WDC0036034911
Property ID:	7518
Address:	926 Whangarei Heads Road Whangarei
Land Area:	0.0822
Capital Value:	\$659000.00
Land Value:	\$384000.00

The rates information provided below is based on rating values as at 1 August 2018.

These figures are the gross rates applied to the property and may not take into account any current applicable remissions.

If no rates breakdown appears on this property/document, it is assumed that it is a new property created by a subdivision and rates will apply from the following rating year. Where properties have been subdivided since 1 July, the rates details displayed may not apply to the new subdivided portion. If you are unsure call us on freephone 0800 WDC INFO (0800 932 463) or (09) 430 4200.

Information about the Northland Regional Council (NRC) rates for Whangarei District ratepayers can be found on their website.

[Northland Regional Council Rates](#) (opens in a new window)

You can view details about properties on our GIS Maps website.

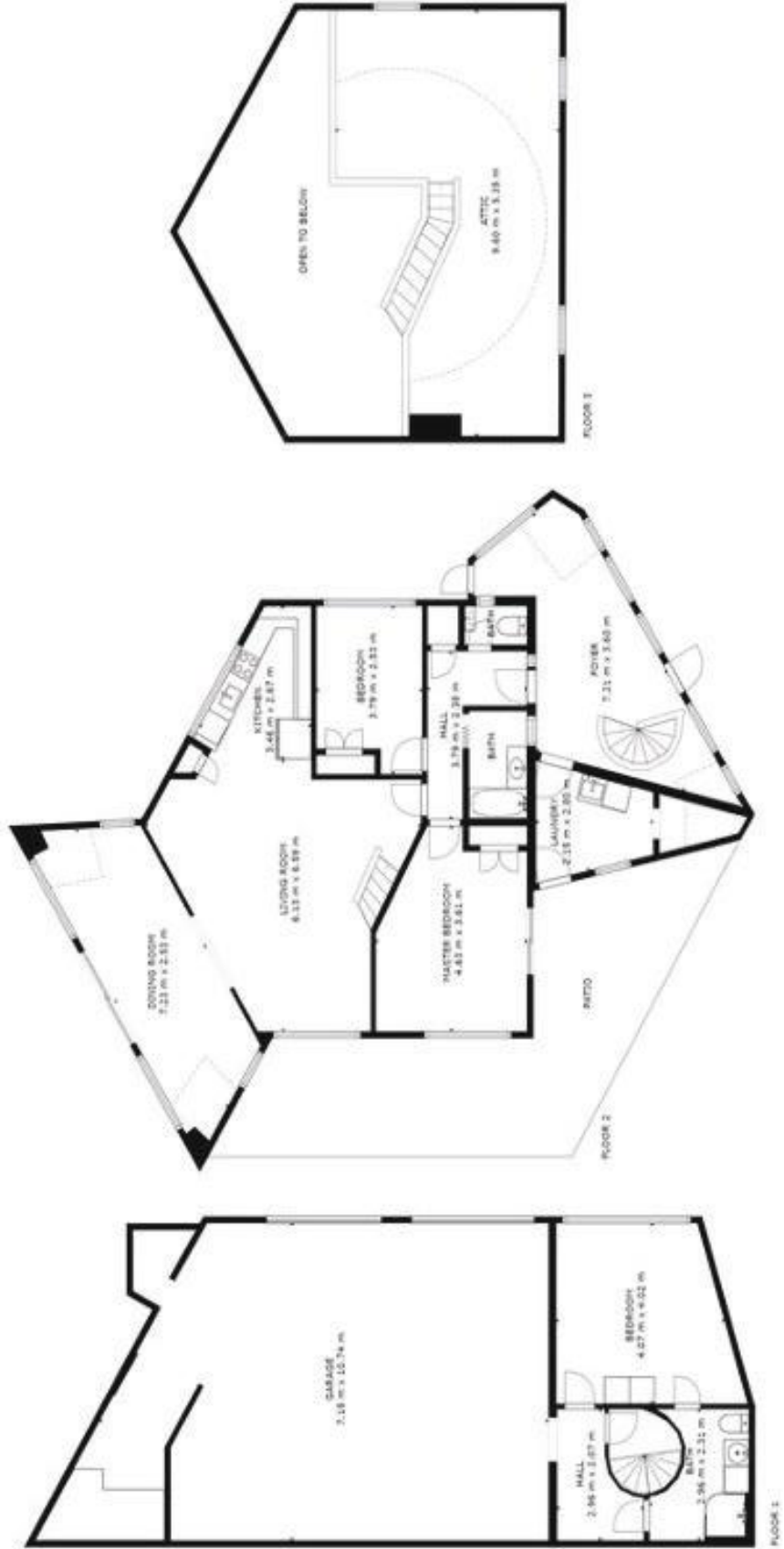
[GIS Maps](#)

## Rates Breakdown (up to 30 June 2021)

Description	Amount
General Residential	\$923.67
Uniform Annual General Charge	\$486.00
District-wide Refuse Management	\$191.00
NRC - Regional Civil Defence & Hazard Management	\$21.44
NRC - Regional Emergency Services Rate	\$11.71
NRC - Regional Council Services	\$120.20
NRC - Regional Flood Infrastructure	\$27.05
NRC - Regional Fresh Water Management	\$75.49
NRC - Regional Infrastructure	\$9.22
NRC - Regional Land Management	\$35.10
NRC - Regional Pest Management	\$60.11
NRC - Regional Sporting Facilities	\$16.76
NRC - Regional Transport Rate	\$23.20
	WDC :\$1600.67
	NRC :\$400.28
	<b>Total \$2000.95</b>

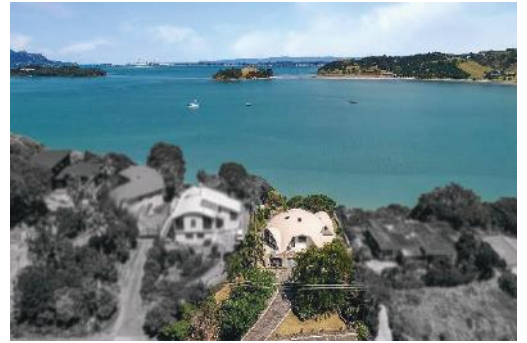


# Floor Plan



# Rental *Appraisal*

926 Whangarei Heads Road, Parua Bay



Rental Estimate: \$550.00 - \$580.00 per week



3



2



2+

## Property Description

Current rent: Owner occupied.

Additional: Unique home with stunning water views.

## Comparable Properties

Address	Bedrooms and Bathrooms	Rent per week
Ritchie Road, Parua Bay	3 Bedroom, 2 Bathroom	\$580.00
Ritchie Road, Parua Bay	3 Bedroom, 2 Bathroom	\$450.00
Kiteone Road, Parua Bay	3 Bedroom, 2 Bathroom	\$575.00

Having researched the above property and taking into consideration the market conditions, it is in our opinion that the property would achieve a weekly rent in the vicinity of **\$550.00 - \$580.00 per week**.

# Your Agent



Paul is not like other real estate agents. He is your total real estate advisor and negotiator, helping you with selling or buying property in Whangarei and surrounds. He is unapologetically competitive, with a tenacious spirit born from years of endurance sport and small business ownership, he is definitely someone that you want in your corner.

Delivering on every situation and getting the deal done, it's all about getting the best result for you.

Paul's passion for real estate stemmed from his experience with buying, and then renting out his first home.

"Home ownership is very exciting, and I want to help people with whatever stage of their real estate journey they're on" says Paul.

With his charismatic personality, unique way of marketing a property, and next level personal service, Paul is changing the way we do real estate in Whangarei, where he loves living.

Paul's desire to make things easier for people wishing to buy or sell real estate comes from a genuine passion for helping people.

Aside from spending time with his family, Paul loves to ride, run on many of the great off-road tracks here, and visit the many fantastic beaches. He also loves going out for coffee with his wife, reading, and supporting his kids at weekend school sports.

He has spent over 25 years owning and operating his own service based businesses, ranging from a cafe/ bike shop, to dog boarding kennels.

His sporting achievements include representing New Zealand internationally several times, 7 regional championship titles, 3 national championship titles, and a world masters games gold medal - across running, cycling, mountain biking, and triathlon.

"I think it's rare when someone finds something that fits their personality so well. I feel like I've had a life full of opportunities all leading me to real estate."

"I look forward to helping you secure this great property."



Paul Sumich

Representing Your **Home** | Maximising Your **Results**



Thank you

Paul Sumich

Licensed Real Estate Salesperson

021 606 460 | 09 430 1000

[paul.sumich@harcourts.co.nz](mailto:paul.sumich@harcourts.co.nz)

Optimize Realty Ltd Licensed Agent REAA 2008