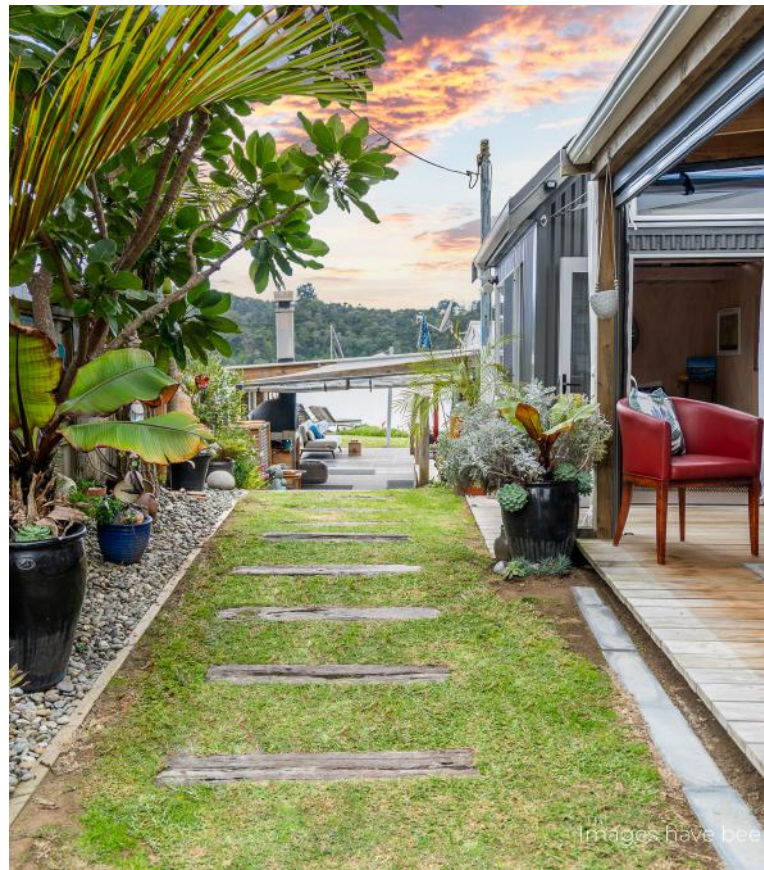


Tutukaka, 25F Tutukaka Block Road

Proudly marketed by Paul Sumich



Tutukaka, 25F Tutukaka Block Road



One of only ten...

St Kilda Beach, Melbourne Australia
Bondi Beach, Sydney Australia
Waikiki Beach, Honolulu Hawaii
Copacabana Beach, Rio Brazil
Positano, Amalfi Coast Italy

Santa Monica Beach, Los Angeles California
Surfers Paradise, Brisbane Australia
Kuta Beach, Bali
Maya Bay, Thailand
Oturu Bay, Tutukaka Coast, Northland NZ.

No one is certain when we will be able to travel again to these iconic beaches from around the world. Except for the last destination on that list...

That is much more likely to be accessible to you and your family.

What is certain is that now, more than ever, people are looking to secure a piece of paradise.
That piece is here at 25F Tutukaka Block Rd.
A place to relax, a place to enjoy, and a place to make memories...

Overlooking Oturu Bay and the Tutukaka harbour, this uniquely Kiwi bach offers a very rare opportunity to secure one of only ten absolute waterfront properties in the bay. Positioned only steps to the beach - just 8 if we're counting, this special property is a must see if you've always wanted a coastal paradise.

This comfortable, cosy, rustic, and open plan north facing Bach has been set up with two extra one bedroom cabins along with an additional bathroom utility room and kitchenette. There is also another covered deck area. The main entertaining and beachfront deck is an incredible place to watch the sunrise and to see it set from.

This layout has enabled the owners to be in residence while running an extremely popular Airbnb out of the units. There is scope to increase this, or, convert it to be just for you and your family.

Only 8 steps to the beach... 30kms East of Whangarei and 190kms north of Auckland City.

So, what steps will you take to make it yours? Secure it with offers over \$1,500,000. Welcome home.



3 2 1 1 2 2

VIEW ON WEBSITE: www.harcourts.co.nz/WR37822

PRICE ON PROPERTY: Offers over \$1,500,000

APPROX LAND AREA: 374 sqm

Tutukaka, 25F Tutukaka Block Road

Property Details

Property Type	House
Property Features	Smoke alarms, Other (Pizza Oven)
Roof	Longrun and Coloured steel
Tenure	Freehold
Tenure Detail	Lot 2 DP 194554 374m2 (more or less) Having a 1/8 share of 200m2 in Lot 6 DP 194554
Property condition	Excellent
House style	Character
Garaging / carparking	Off street
Construction	Weatherboard, Iron and Hardboard
Joinery	Timber, Aluminium
Insulation	Walls, Floor, Ceiling
Flooring	Other (Concrete in the main bath & bedroom) and Timber
Window coverings	Net curtains, Blinds
Heating / Cooling	Heat pump
Electrical	Satellite dish, TV aerial, Rewired (Partially rewired)
Chattels remaining	Blinds, Fixed floor coverings, Light fittings, Stove, Curtains, TV Aerial, Pizza Oven
Kitchen	Modern, Open plan, Dishwasher, Upright stove, Rangehood, Extractor fan, Double sink, Gas bottled, Pantry and Finished in Timber
Living area	Open plan
Main bedroom	Double
Bedroom 2	Double
Bedroom 4	Double
Main bathroom	Separate shower, Exhaust fan
Laundry	Separate
Views	Bush, Private, Waterfront
Aspect	North
Outdoor living	Entertainment area (Covered and Other surface), Clothesline, BBQ area (with lighting and with power), Deck / patio
Fencing	Partial
Land contour	Flat
Grounds	Tidy, Landscaped / designer, Backyard access
Water heating	Gas
Water supply	Tank (size: 27,000 Litre)
Sewerage	Waste Water Treatment, Other (Oasis Clearwater S2000)
Locality	Close to schools, Close To Coastal / Beach, Close to shops
Virtual Tour URL	https://www.youtube.com/watch?v=jTp2qMFL9C0
Video Tour URL	https://www.youtube.com/watch?v=jTp2qMFL9C0



Property Photos




Property Title



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




R.W. Muir
Registrar-General
of Land

Identifier **NA123D/373**
Land Registration District **North Auckland**
Date Issued 21 June 2001

Prior References
75A/430-431 77B/277-281 NA75C/434

Estate Fee Simple
Area 374 square metres more or less
Legal Description Lot 2 Deposited Plan 194554
Registered Owners
Winfield Malloch Bennett and Wendy Lorraine Riley-Bennett

Estate Fee Simple - 1/8 share
Area 200 square metres more or less
Legal Description Lot 6 Deposited Plan 194554
Registered Owners
Winfield Malloch Bennett and Wendy Lorraine Riley-Bennett

Interests

Subject to Section 241(2) Resource Management Act 1991

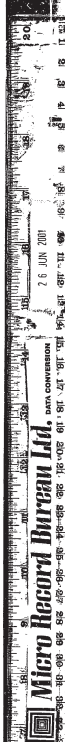
Appurtenant hereto are rights of way created by Transfer C234395.2 - 1.2.1991 at 2.08 pm

Appurtenant hereto are rights of way and rights to transmit electricity and drain sewage specified in Easement Certificate D611645.18 - produced 11.6.2001 at 9.08 am and entered 21.6.2001 at 9.00 am (affects Lot 2 DP 194554)

Subject to a right to transmit electricity over part marked G (affects Lot 2 DP 194554), a right to transmit electricity over part marked K and rights to transmit electricity and drain sewage (affects Lot 6 DP 194554) on DP 194554 specified in Easement Certificate D611645.18 - produced 11.6.2001 at 9.08 am and entered 21.6.2001 at 9.00 am

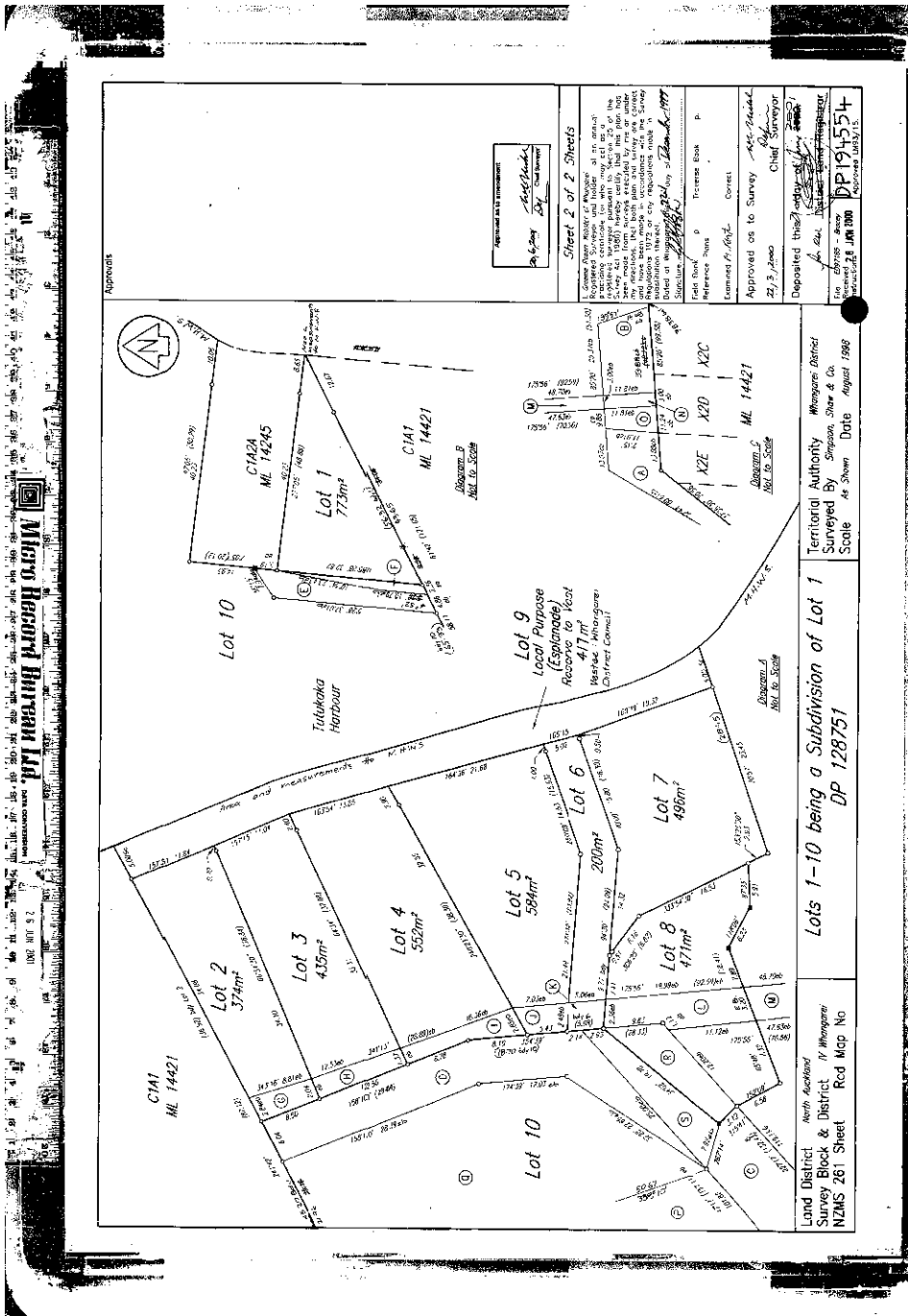
Some of the easements specified in Easement Certificate D611645.18 are subject to Section 243 (a) Resource Management Act 1991 (see DP 194554)

NA123D/373

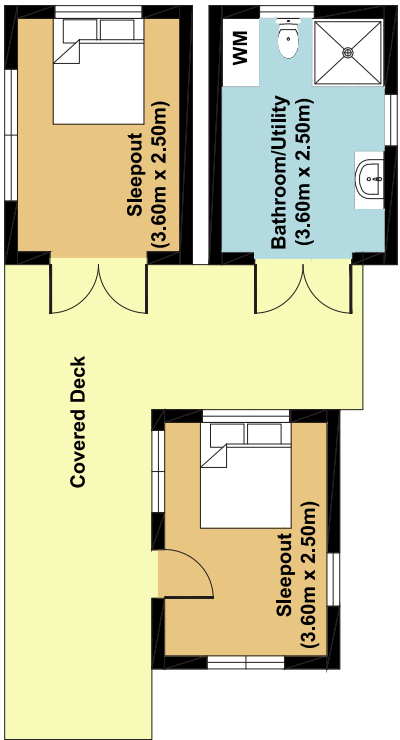


Property Title

Identifier NA123D/373



Property Plans



25F Tutukaka Block Road, Tutukaka, Whangarei
Approx. Gross Internal Floor Area 70 sq. m

This plan is for illustrative purposes only and should be treated as such. Any services, systems and appliances have not been tested and no guarantee as to their operability and efficiency can be given.
Plan by www.gawdygreen.co.nz ©

Tutukaka, 25F Tutukaka Block Road

Rental Accommodation



2x adults, one cabin

\$260 per night

4x adults, two cabins

\$520 per night

Weekly (7 nights) rate for 2x adults

\$910 per week

Weekly (7 nights) rate for 4x adults

\$1,638 per week

Weekly rate for the entire property for up to 8 people

\$4,865 per week

Prices are correct at time of printing – May 2021.

Information has been sourced from - www.booking.com/hotel/nz/36-steps-to-the-beach

Your Agent Paul Sumich



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."

A handwritten signature in dark blue ink that reads "Paul Sumich". The script is fluid and cursive, with the first letters of "Paul" and "Sumich" being capitalized and prominent.

YOUR *Move* OUR DEDICATION



Your **Harcourts**