



Waiotira 46 Ararua Road

Harcourts

WAIOTIRA 46 Ararua Road



YOU + THIS
PROPERTY
=
A LIFESTYLE
WIN!



If you've been thinking about getting away from it all and onto your own piece of land, with enough space to do what you want, then this is for you.

There is a 2/3 bedroom dwelling that has been constructed with sustainable living in mind, to provide you with total off the grid living - solar panels, batteries, plus all the hardware installed. Plan where the permanent house site will be on the property, or, finish off what is already here and make that your home.

The affordable 8.95 ha lifestyle block (over two titles) is practical, peaceful and has potential for so much more! It gives you plenty of room to run some stock, add to the existing orchard, and let the free range kids - and adults! - get out and enjoy the space.

With Waitotira school just around the corner, Waitotira Golf Course and the Pony club just up the road, there is a local community here where you can get as involved as you'd like.

This all offers you an excellent opportunity to live your lifestyle dream in a fabulous location. With the popular Tauraroa Area School at 11km, Whangarei only 33km, the beach at Ruakaka 35km, and Auckland still just 160kms away. You can get away from it all, but not too far...

So, if this year has got you re-thinking where you want to be - you might want to be here...

With a combined CV of \$760,000 take this amazing opportunity to secure it for less...seeking offers over \$589,000



VIEW ON WEBSITE: www.harcourts.co.nz/WR36482
PRICE ON PROPERTY: Price by Negotiation over \$589,000
APPROX FLOOR AREA: 146 sqm
APPROX LAND AREA: 8.948 Ha (over 2 titles)



Property *Details*

Property Type	Lifestyle
Land area	Land Area Ha 8.948
Roof	Coloured steel
Tenure	Freehold
Tenure Detail	Lot 1 DP 30591 is included in the sale of Lot 2-3 DP 25152
Property condition	Good
House style	Lifestyle, Enviro friendly home
Garaging / carparking	Off street
Construction	Eco Brick
Joinery	Aluminium
Insulation	Walls, Ceiling
Flooring	Polished and Timber
Window coverings	Blinds
Heating / Cooling	Woodfire (Closed)
Chattels remaining	Light fittings, Stove, Cooktop, Curtains
Kitchen	Standard, Open plan, Separate cooktop, Separate oven, Pantry and Finished in Laminate
Living area	Open plan
Main bedroom	Double
Bedroom 2	Double
Additional rooms	Family
Main bathroom	Separate shower
Laundry	Separate
Views	Rural
Aspect	North
Outdoor living	Entertainment area (Partly covered and Uncovered), Clothesline, Deck / patio
Fencing	Partial
Land contour	Sloping
Grounds	Tidy
Garden	Garden shed
Water heating	Wetback, Solar
Water supply	Tank (size: 25000)
Sewerage	Septic, Other (NATRV FLOW TOILET)
Locality	Close to schools
Virtual Tour URL	https://www.youtube.com/watch?v=JZDG5tpfH74
Video Tour URL	https://www.youtube.com/watch?v=JZDG5tpfH74

Property Photos



Boundary lines are approx



Property *Title* Dwelling & Land



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




R. W. Muir
Registrar-General
of Land

Identifier NA1608/49
Land Registration District North Auckland
Date Issued 17 November 1958

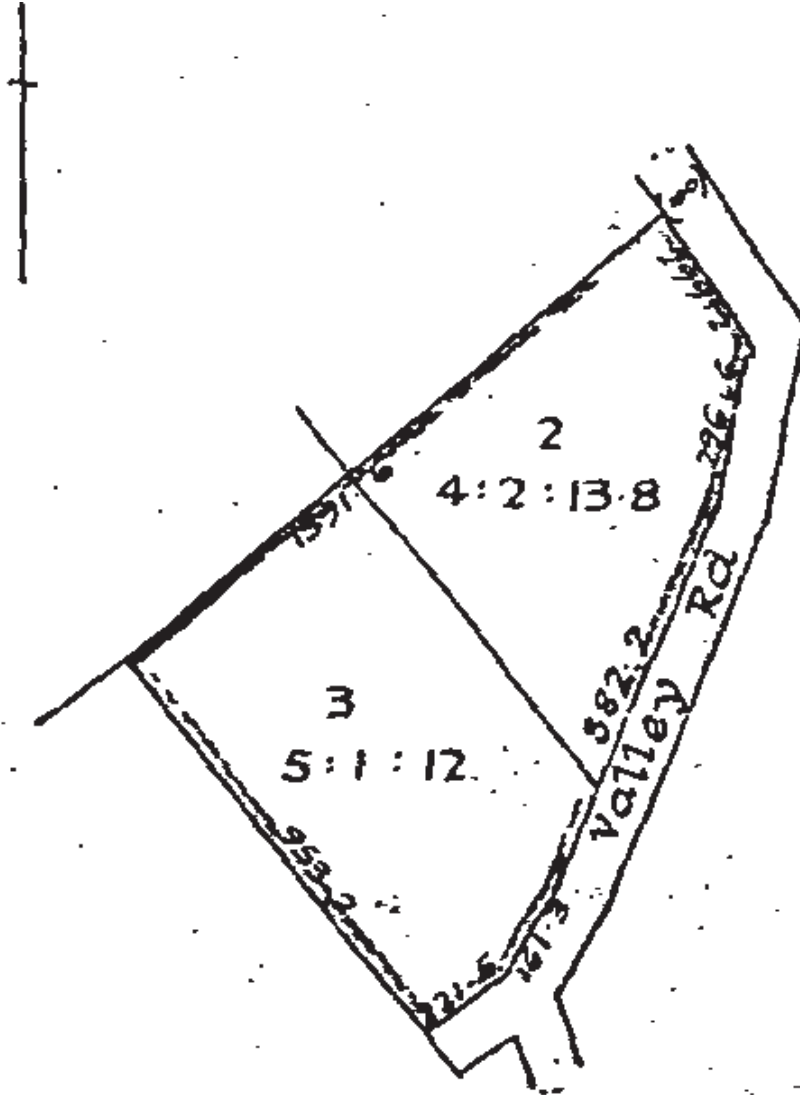
Prior References
NA782/238

Estate Fee Simple
Area 4.0109 hectares more or less
Legal Description Lot 2-3 Deposited Plan 25152
Registered Owners
R & C Tulloch & Assoc. Limited

Interests
10589533.3 Mortgage to Mortgage Holding Trust Company Limited - 14.10.2016 at 3:59 pm

Property *Title* Dwelling & Land

Identifier NA1608/49



Property *Title* Land



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




R. W. Muir
Registrar-General
of Land

Identifier NA782/237
Land Registration District North Auckland
Date Issued 14 November 1941

Prior References
NA738/239

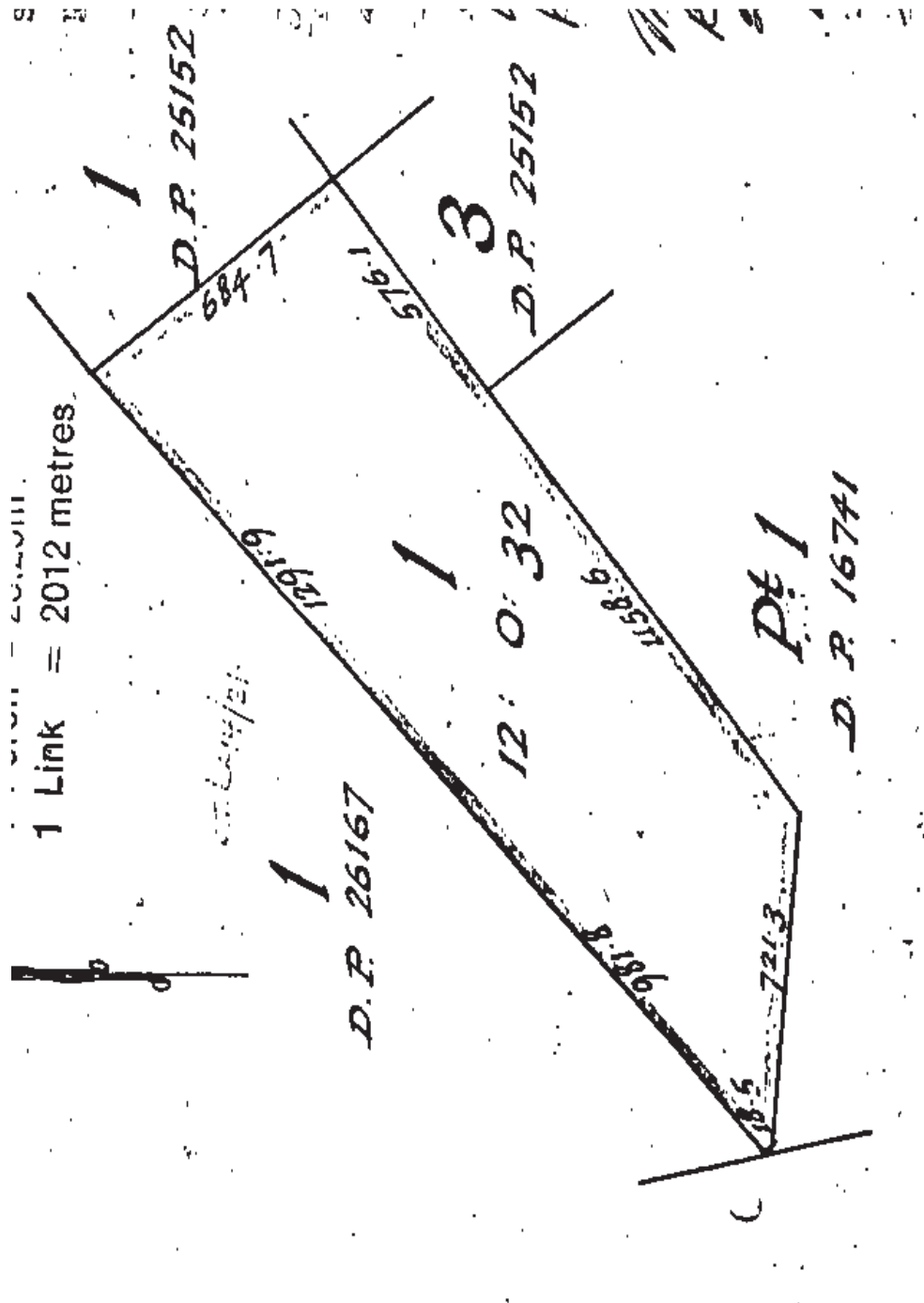
Estate Fee Simple
Area 4.9372 hectares more or less
Legal Description Lot 1 Deposited Plan 30591
Registered Owners
R & C Tulloch & Assoc. Limited

Interests
10589533.3 Mortgage to Mortgage Holding Trust Company Limited - 14.10.2016 at 3:59 pm

Property Title Land

Identifier

NA782/237



Property *Rates* Dwelling & Land

Rates Record Details

This page contains details of the rates record you have selected from the search results and general property information.

Updated: 13/07/2020 9:50 a.m.

To return to the list of search results, press 'Back'.

Legal Description(s): LOTS 2 3 DP 25152

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General Property Information

Assessment Number:	WDC0038026100
Property ID:	9758
Address:	46 Ararua Road Waitotira
Land Area:	4.0109
Capital Value:	\$550000.00
Land Value:	\$195000.00

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)

Rates Breakdown (up to 30 June 2021)

Description	Amount
General Residential - Lifestyle	\$469.05
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	\$38.34
NRC - Regional Infrastructure	\$4.68
NRC - Regional Land Management	\$17.82
NRC - Regional Pest Management	\$60.11
NRC - Regional Sporting Facilities	\$16.76
NRC - Regional Transport Rate	\$23.20
WDC	\$1146.05
NRC	\$341.31
Total	\$1487.36



[Explore full functionality at the GIS Maps website](#)

PLEASE NOTE: If no GIS map is displayed, please click the above link to search for the property in the GIS Maps website.

Property *Rates* Land

Rates Record Details

This page contains details of the rates record you have selected from the search results and general property information.

Updated: 13/07/2020 9:50 a.m.

To return to the list of search results, press 'Back'.

Legal Description(s): LOT 1 DP 30591

[Back](#)

General Property Information

Assessment Number:	WDC0038026105
Property ID:	162509
Address:	0 Ararua Road Waiotira
Land Area:	4.9372
Capital Value:	\$210000.00
Land Value:	\$195000.00

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

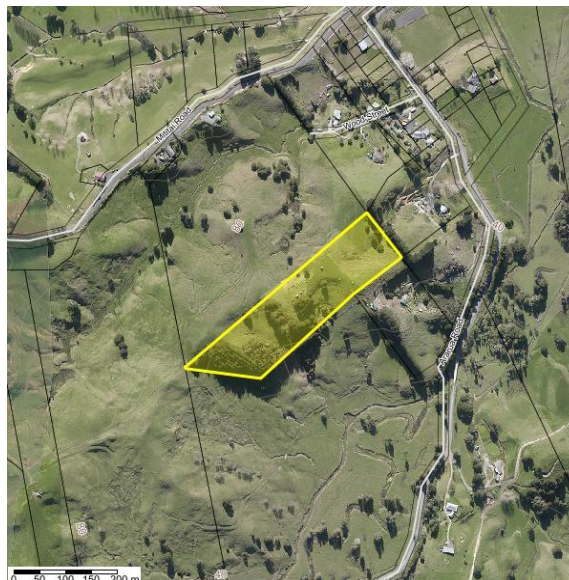
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[Northland Regional Council Rates](#) (opens in a new window)

Rates Breakdown (up to 30 June 2021)

Description	Amount
General Residential - Lifestyle	\$469.05
NRC - Regional Fresh Water Management	\$38.34
NRC - Regional Infrastructure	\$4.68
NRC - Regional Land Management	\$17.82
<hr/>	
	WDC :\$469.05
	NRC :\$60.84
<hr/>	
	Total \$529.89



[Explore full functionality at the GIS Maps website](#)

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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

Paul's Testimonials

Marg & John

“We were very pleased with the professionalism, marketing, and communication throughout. Paul did a great job during the different and trying times presented to us by Covid. We especially liked the video presentation with Paul on his scooter. Paul, the nice young man from Harcourts, went above and beyond - when we progressed from lockdown to level 3, Paul went to Mair Street and mowed the lawns (which were rather long) for us. Very much appreciated. Little extras make a big difference. Thank you.”

Nigel & Eda

“Very good to deal with. As you would expect from a house deal it is a lot of ups and downs but a good result came out in the end with thanks to Paul and his persistence. Hope to live happily in our new place”

Neil & Raewyn

“We really liked the way Paul used his creativity and professionalism to market our home and achieve an outstanding result. It was exciting to see the interest that was generated for our home while it was on the market for sale.”

Elaine & Dan

“We were very fortunate with having Paul as our agent. Paul was very informative in guiding us to buy a new property. He was helpful and friendly going the extra mile making the purchasing process stress free. I would absolutely recommend Paul. Many Thanks!”

Stephen & Nicole

“Got the job done!! Very professional and great communication skills. Great job done by all involved, with what we were up against with the whole Covid 19 pandemic and lock down. When things got back to kind of normal so to speak, we had a multi offers which was wonderful and a sale!”

Our *Community* I'm a part of it.



“I’ve been living and working in Whangarei for almost a decade. I moved up here because my wife said so!

But seriously, we moved up when we were expecting our first child, and to be closer to family. We now have two great kids, who are both at Maunu Primary school.

For my wife it was a homecoming, literally. We ended up buying her childhood home from the in-laws. Although I’ve spent a lot of time in Auckland, my mother’s family is all from Northland, with my Grandparents having lived in Kamo for many years after moving off their farm.

My Mum was actually born in Te Kopuru, you can’t get much more Northland than that! So, I’m claiming a bit of a ‘Northlander’ title as well.

After running a bike shop/cafe in downtown Auckland, the change of pace and overall lifestyle up here is just so good. Traffic has thickened a bit over the years, but Whangarei is such a great spot being the perfect distance from everything you need, without being right in the middle of it all...”

Optimize Realty Ltd

We are a grassroots, local team, but are part of a global company and this is something we're proud of. The Harcourts Optimize Group consists of Harcourts Whangarei, Harcourts Bream Bay and Harcourts Just Rentals. We cover all facets of real estate including residential, luxury, lifestyle, rural and commercial, business broking and property management.

Our 50+ person team work together to get our clients the best result – no matter what the job. We are committed to providing excellent service and do everything in our power to give everyone a great experience when they work with Harcourts.

The Harcourts Optimize Group is lead by Mike and Debbie Beazley, two Whangarei locals who have extensive experience working in real estate. As our business leaders, they are passionate about giving back to our local community and we are honoured to be able to give back to organisations like North Haven Hospice, Northern Surf Lifesaving, The Halberg Foundation, The National Breast Cancer Foundation and many more every year.

Our sales team are integrated into our wonderful community in so many ways and are all proud to call themselves Northland locals. We share the same passion for this beautiful part of the world and love helping others to enjoy it too.

Harcourts Whangarei

Harcourts Whangarei is our head office located on Robert Street in the CBD. With sales operations based here it's always full of activity and we always welcome walk-in-enquiries. Our sales team here covers all aspects of real estate - residential, rural, lifestyle, coastal and commercial.

Harcourts Bream Bay

Our Bream Bay office was opened in 2014 to service the Bream Bay, One Tree Point, Waipu and Ruakaka areas. We have 7 salespeople who offer fantastic service to residential, coastal, rural and farming real estate needs. It is open Monday to Friday from 9am-4pm and is open on weekends across Summer months.

Harcourts Just Rentals

Harcourts Just Rentals is our rental division located next to our Sales office in the CBD. Offering property management services to landlords with properties in Whangarei and surrounding suburbs down to Bream Bay.

NAI Harcourts

NAI Harcourts is our award winning commercial division and they cover all aspects of commercial real estate from business brokering including sales and purchases to commercial property leasing, purchasing and sales.



Mike Beazley | Director

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Debbie Beazley | Director

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Diana Joblin | Operations Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Jo Green | Sales Support Manager

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Paul Sumich

Representing Your Home | Maximising Your Results



Thank you

Paul Sumich

Licensed Real Estate Salesperson

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paul.sumich@harcourts.co.nz

Optimize Realty Ltd Licensed Agent REAA 2008