



Woodhill
12 Bluegum Place

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei

Floorplan



Dimensions are deemed reliable but not guaranteed accurate



“

...perfect for families, retirees, professionals and investors ...

”



3  1  1  1  2 

Easy Living Family Home in Woodhill

FOR SALE

FLOOR AREA 160sqm

LAND AREA 535sqm

GREAT FIRST FAMILY HOME OR DOWNSIZING RETIREMENT HOME IN GOOD LOCATION!

Sitting in an elevated position with friendly neighbours, in a quiet cul-de-sac sitting amongst quality homes with a city view, in the sought-after central suburb of Woodhill handy to all the amenities you need.

Beautifully presented offering three bedrooms, 1 bathroom, this brick and tile home is characterised by easy living, and an excellent lock up and leave property perfect for families, retirees, professionals and investors.

Its generous floor size of (160m² approximately) gives you spacious, easy open plan living, providing a heat pump for all seasons with a lovely modern kitchen, and a dream for easy outdoor entertainment which suits all ages and stages of life with a generous size deck, and private flat lawn on (535m² approximately) giving the children and pets plenty of room to play.

There is also a handy reserve close by and an easy walk to nearby botanic gardens and local markets.

With double internal garaging and laundry for convenience on those wet days this home is a breeze.

Offering peace, privacy, and tranquillity, with an amazing outlook - this spot is very special!





Property Information

Property Type	House
Rooms	Dining Room, 3 Double Bedrooms
Hot Water	Electric
Heating	Heat Pump
Insulation	Ceiling, Walls
Kitchen	Modern
Dining	Open Plan Dining
Bathrooms	Separate Bathrooms, Separate WCs
Lounge	Lounge/Dining Combined
Stove	Electric
Interior Condition	Excellent
Exterior	Brick / Masonry Veneer
Exterior Condition	Excellent
Flooring	Carpet, Vinyl
Garaging	Automatic Doors, Double, Internal Access, Off St Parking
Fencing	Partially Fenced
Aspect	Northerly
Views	City
Sewage	Mains
Water	Town
Frontage	ROW
Amenities	Close to Schools, Close to Shops, Close to Transport

Features & Chattels

Living Rooms	1
Chattels	Bathroom Extractor Fan, Burglar Alarm, Cooktop, Dishwasher, Drapes, Fixed Floor Coverings, Garage Door Opener Remote Control, Garden Shed, Heat Pump, Heated Towel Rail, Light Fittings, Rangehood, Smoke Detectors, Wall Oven

Additional Information

More Details URL	harcourtswangarei.co.nz/property/WR46997
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Rates

Legal Description: LOT 2 DP 180580-HAVING 1/4SH IN LOT 5 DP 180580 BEING 217M2

Assessment Number: 0076107300
 Property ID: 23135
 Address: 12 Bluegum Place Whangarei 0110
 View Maps: [WDC Maps](#) [Google Maps](#)
 Land Area (hectares): 0.0535
 Capital Value: 2024/2025 \$630,000 2025/2026 \$580,000
 Land Value: 2024/2025 \$275,000 2025/2026 \$275,000
 Record of Title:
 Floor Area (square metres): 160
 Site Area (square metres): 160
 Improvements: DWG OI
 Land Use Code: Residential Single Unit
 Number of Units: 1
 Property Category: RD199B
 Zone (view District Plan Map): District Plan Map

<input type="checkbox"/> WDC			
General Residential	Land Value	275000	\$751.80
Uniform Annual General Charge	SUIPs	1	\$821.00
Sewage Disposal - Residential	Pans	1	\$928.00
Total			\$2,500.80
<input type="checkbox"/> NRC			
NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Economic Development	Land Value	275000	\$6.79
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$57.07
NRC - Regional Flood Infrastructure	SUIPs	1	\$40.67
NRC - Regional Land and Freshwater Management	Land Value	275000	\$78.87
NRC - Regional Pest Management	SUIPs	1	\$100.86
NRC - Regional Rescue Services	SUIPs	1	\$11.30
NRC - Regional Sporting Facilities	SUIPs	1	\$16.18
NRC - Regional Transport Rate	SUIPs	1	\$51.81
NRC - Regional Urban Rivers Management - Gen Catchment	SUIPs	1	\$40.78
Total			\$613.66

Title



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




R. W. Muir
Registrar-General
of Land

Identifier NA111D/164
Land Registration District North Auckland
Date Issued 18 August 1997

Prior References
NA106A/168 NA89D/981

Estate Fee Simple
Area 535 square metres more or less
Legal Description Lot 2 Deposited Plan 180580
Registered Owners
Andrew Forbes and Emily Ann Forbes

Estate Fee Simple - 1/4 share
Area 217 square metres more or less
Legal Description Lot 5 Deposited Plan 180580
Registered Owners
Andrew Forbes and Emily Ann Forbes

Interests

Fencing Agreement in Transfer 390914 (affects part)
Subject to Section 241(2) Resource Management Act 1991
C486685.5 Deed of Land Covenant - 4.6.1993 at 1.52 pm (affects part formerly CT NA89D/891)
D069384.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 19.11.1996 at 3.43 pm
and entered 11.12.1996 at 3.22 pm (affects part formerly CT NA106A/168)
Land Covenant in Transfer D078249.4 - 11.12.1996 at 3.22 pm (affects part formerly CT NA106A/168)
D183969.4 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 18.8.1997 at 2.40 pm
D183969.5 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 18.8.1997 at 2.40 pm
D238187.1 Certificate that a building consent has been issued in respect of a building on the land that is described in
Section 36(2) Building Act 1991 - 27.1.1998 at 2.03 pm
11405347.5 Mortgage to Westpac New Zealand Limited - 3.5.2019 at 2:26 pm

Approvals

[Signature] M. J. ...
Regional Controller

Approved pursuant to Section 223 of the
Geomatics Management Act 1991 on the
8th day of January 1997 subject to
the conditions set out below.

The Commission shall have authority
to vary the conditions set out in this
pursuance of:

[Signature]
Survey Registrar

Map Information

Noted that 5 parcels (legal owners) hold
one to four undivided and registered
lots in the survey of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Legal Description

Lot 1, 111D/163 Lot 2, 111D/165
Lot 3, 111D/164 Lot 4, 111D/166
Lot 5, 111D/163, 164, 165 & 166
(4 undivided and registered parcels)

Total Area 2832 m²

Completed in 1997/98 (A) 1067/10310

1. Survey (Survey Information of Maps)

Registered Survey and holder of an interest pertaining thereto for who
may be registered in the Survey Act 1991, shall be the Survey Registrar
by me or under my direction. All lots and parcels are correct and
true and conform to the Survey Information of Maps 1067/10310 as
shown on the map.

Survey Information of Maps 1067/10310
at 111D/163, 164, 165 & 166

Field Book 1067/10310
Reference Plan 1067/10310

Approved as to Survey *[Signature]*
14/1/97
Chief Surveyor

Deposited this 18th day of January 1997
[Signature]
Deputy Land Registrar

DP 180580
Received 11 MAR 1997

LOT 1-5 BEING A SUBDIVISION OF
LOT 21, DP 150833 & LOT 1, DP 172767

TERRITORIAL AUTHORITY WAKARUSA DISTRICT
Surveyed by *[Signature]* & *[Signature]*
Scale 1:500 Date SEPTEMBER 1996

LAND DISTRICT NORTH AUCKLAND
Survey Blk. & Dist. XI, R. 262A
NZMS 261 Sheet 057 Record Map No. 7904

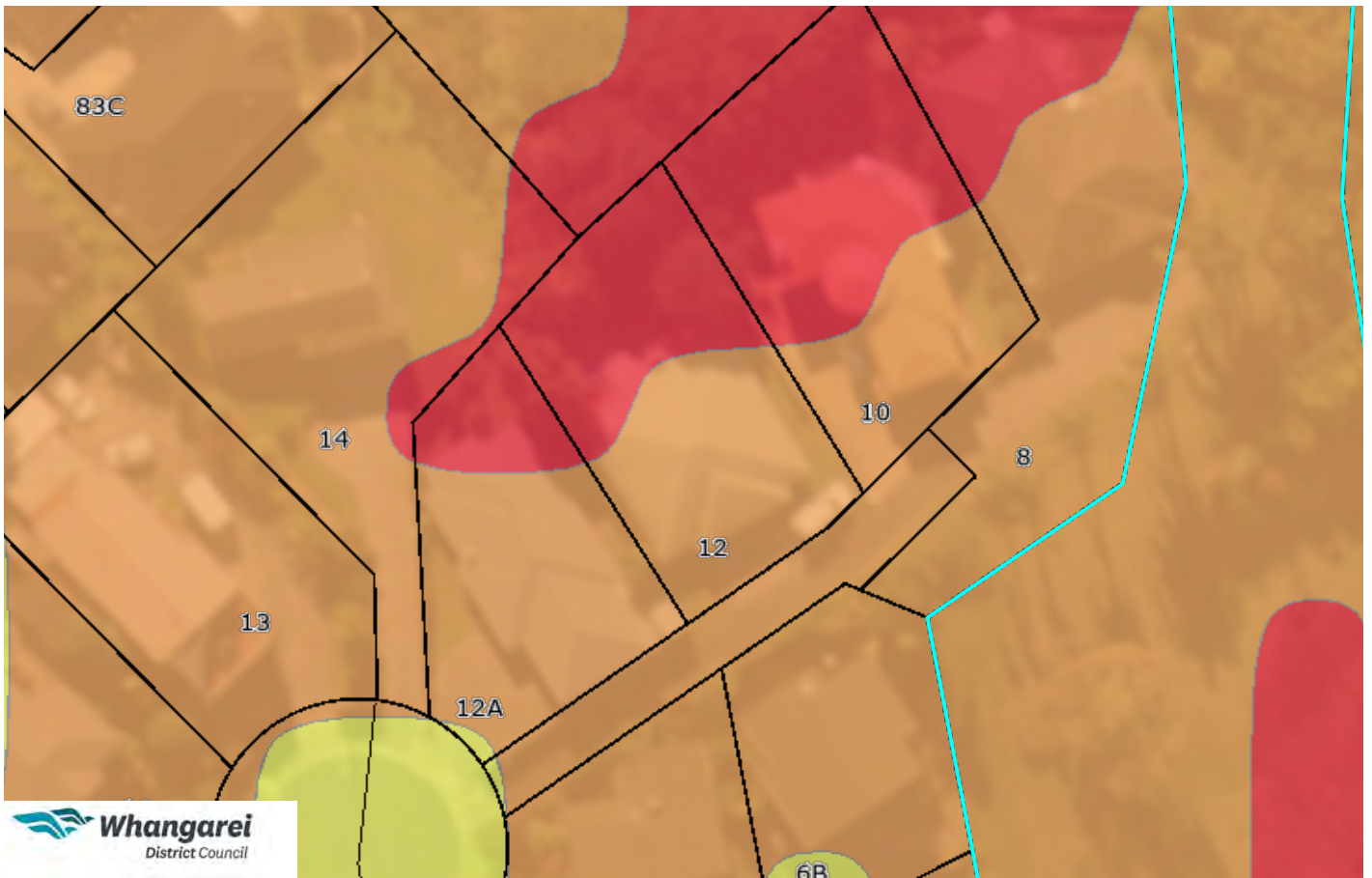
W. A. DISTRICT, TERRITORIAL AUTHORITY WAKARUSA DISTRICT, TERRITORY OF AUCKLAND, NEW ZEALAND 5096/036

DETAIL
NOT TO SCALE

DETAIL
NOT TO SCALE




WDC GIS Maps - Land Stability



Land Stability

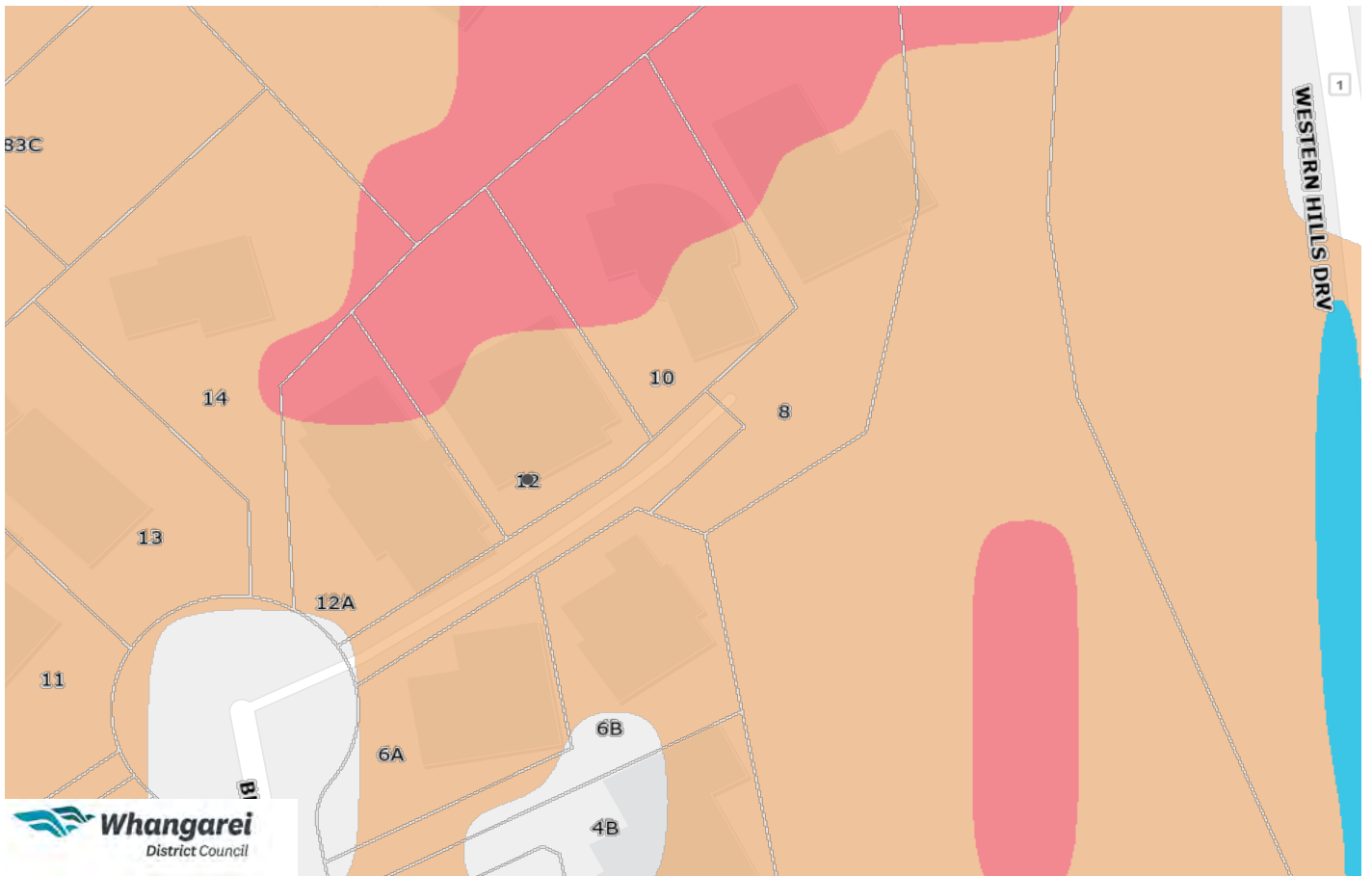
Landslide Susceptibility Zone

 High

 Moderate

 Low

WDC GIS Maps - Flood Susceptibility



Land Parcels



Flood Hazard Area

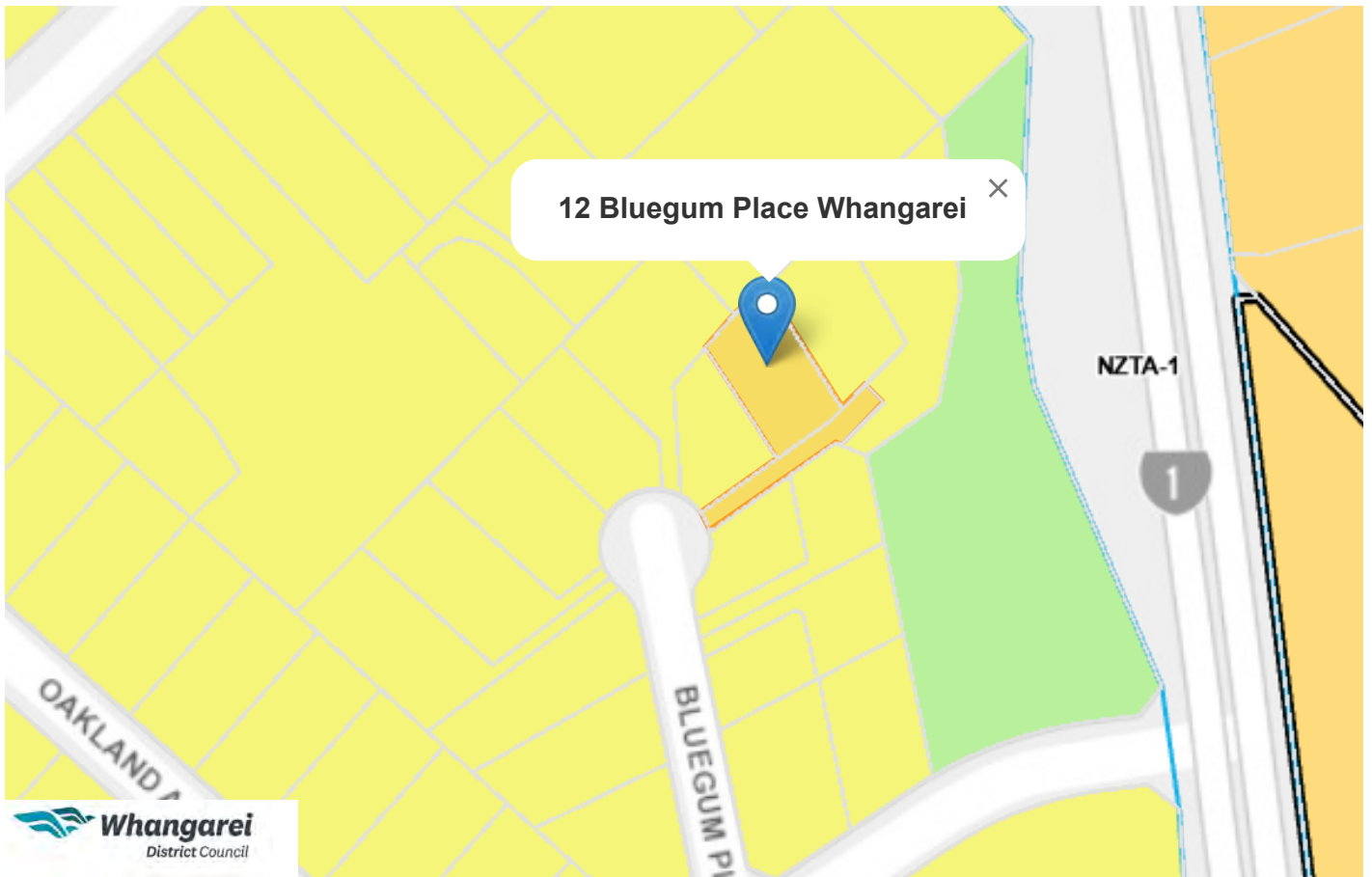
Flood Hazard - 10yr extent



Flood Hazard - 100yr CC extent



WDC GIS Maps - Zoning



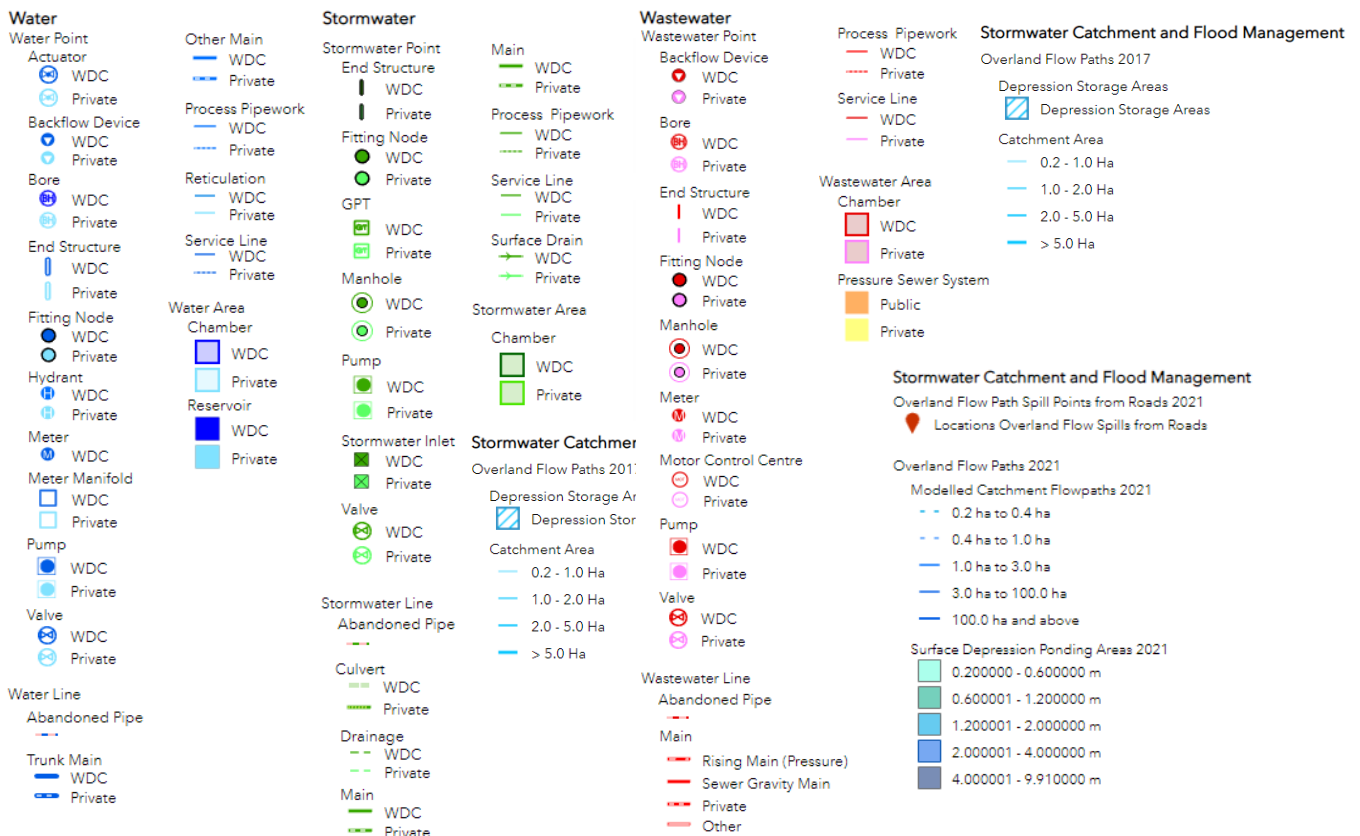
Residential Zones

-  Large Lot Residential Zone
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone

WDC GIS Maps - Assets



Assets Map





Rental Appraisal

19 March 2025

Woodhill 12 Bluegum Place

3  1  1  2 

Rental Estimate: \$570.00 - \$610.00 per week

Comparable Properties

Address	Bedrooms and Bathrooms	Rent Per Week
Kirikiri Road, Woodhill	3 Bedrooms, 1 Bathroom	\$565.00
Te Mai Road, Woodhill	3 Bedrooms, 1 Bathroom	\$590.00
Otaika Road, Woodhill	3 Bedrooms, 1 Bathroom	\$610.00

Are you considering purchasing this home as an investment?

We are a highly experienced award-winning property management team who service the Whangarei area and would be delighted to manage your investment property. We take property management seriously and our results speak for themselves.

99.54% of our properties are tenanted

99.36% of our tenants pay their rent on time

To ensure your investment property reaches it's full potential, contact us today.

Harcourts Just Rentals

Your Local Property Management Specialists

09 438 2054 | justrentalsnorth@harcourts.co.nz

Disclaimer: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: <http://www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf>. This report is solely to provide information to the property owner and / or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



Your Salesperson Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us Real Estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is Good Marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.

Steve & Miriam Davis

M 021 820 015 | **P** 09 430 1000

steve.davis@harcourts.co.nz

whangarei.harcourts.co.nz

Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008



Steve Davis

Licensed Real Estate Salesperson

M 021 820 015

steve.davis@harcourts.co.nz

Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

miriam.davis@harcourts.co.nz

Harcourts
Whangarei



Property Documents

This information has been supplied by the Vendor or the Vendors agents. Accordingly, Optimize Realty Limited cannot guarantee its accuracy and reliability.

All intending Purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Optimize Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.



PRIVATE UTILITY SERVICE AS BUILT RECORD
(Section 26, Building Act 1991)

PART A : CONSENT DETAILS
(To be completed in all cases).

Building Consent No.: 25811
Applicants Name: Nathan Walker
and Mailing Address: Simons Rd RD 9 Whangarei
Site Address: Blue Gum Place

PART B : AS-BUILT SERVICES INFORMATION
(To be completed in relation to service provided, ticking each box as appropriate).

STORMWATER

Pipe Diameter
 80mm
 100mm
 150mm
 225mm
 Other _____ mm

Pipe Material
 uPVC
 Vitrified Clay
 Ductile Iron
 Concrete
 Other _____

Connection Type
 Public Utility Service Connection
 Soak Hole
 Stream
 Drain
 Other: _____

WATER SUPPLY

Pipe Material - COLD
 uPVC
 Copper
 Polybutylene
 Other: Polyethylene

Pipe Material - HOT
 uPVC
 Copper
 Polybutylene
 Other: _____

Hot Water Cylinder
 High Pressure: _____ Litre
 Low Pressure: _____ Litre

Meter Type
 Make: _____
 Model: _____
 Diameter: _____ mm
 Serial No.: _____
 Reading: _____ m³
 (Quote all black figures inclusive of zeros only.)

NOTE: - PART B : AS-BUILT SERVICES INFORMATION Continued on last page

PART B : AS-BUILT SERVICES INFORMATION Continued.....

WASTEWATER - PRESSURE (Pump Make/Model: _____)

Connection Diameter
 40mm
 50mm
 80mm
 Other _____ mm

Pipe Material
 uPVC
 Vitrified Clay
 Concrete
 Other: _____

Connection Type
 Public Utility Service Connection
 Septic Tank
 Other: _____

WASTEWATER - GRAVITY

Pipe Diameter
 65mm
 80mm
 100mm
 Other _____ mm

Pipe Material
 uPVC
 Vitrified Clay
 Concrete
 Other: _____

Connection Type
 Public Utility Service Connection
 Septic Tank
 Other: _____

WASTEWATER - DISPOSAL SYSTEM DESCRIPTION

Septic Tank
 Size: _____ litres
 Type: Ecotank
 Biocycle
 Other _____

Effluent Field
 Trench: _____ m
 Deep Soakhole
 Depth: _____ m
 No. of Holes: _____
 Other: _____

Sanitary Facilities
 Toilet: (No.: _____)
 Bidet: (No.: _____)
 Urinal: (No.: _____)

Waste Disposal Unit
 No
 Yes - Type: _____

I _____
 being: owner / occupier
 craftsman plumber (Reg. No.: _____)
 registered drainlayer (Reg. No.: 3869)

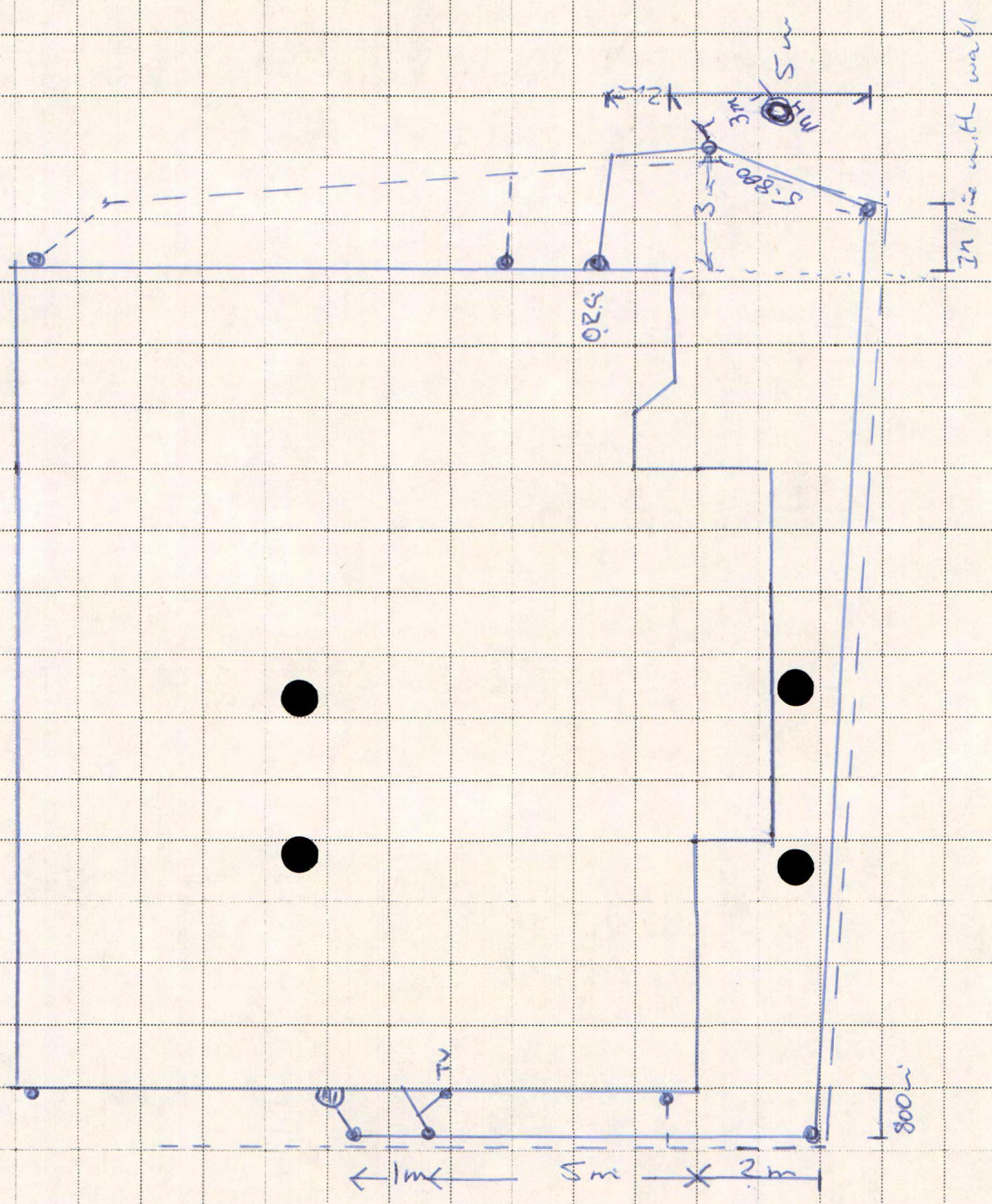
certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

Signature: _____

Date: 21 / 1 / 98

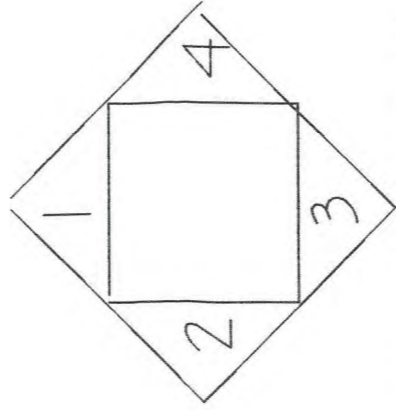
PART C : AS BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below.)



Scale: _____ in _____
Site Address: _____

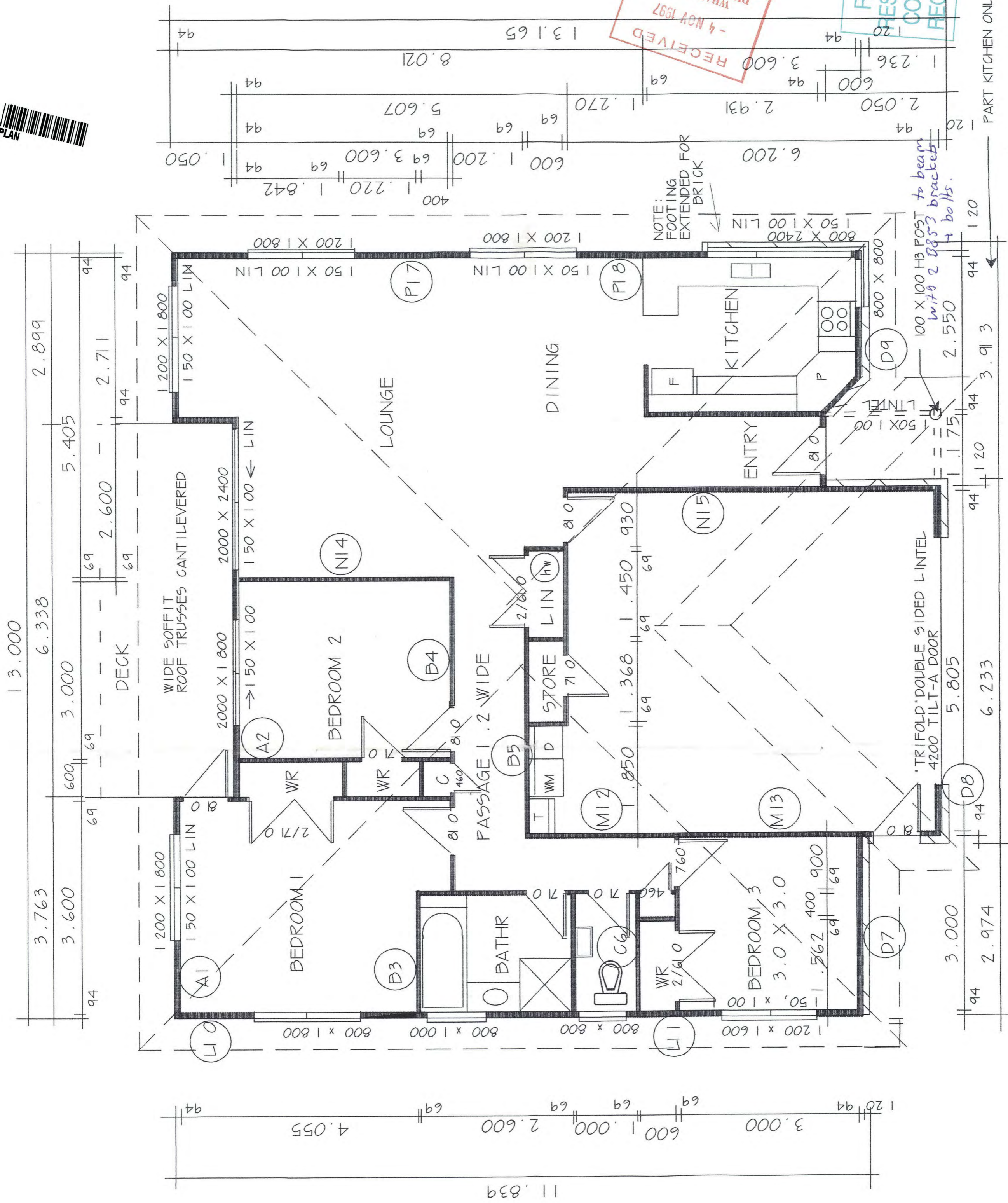
BRACING SCHEDULE		DESCRIPTION
A1	BR5	BRACELINE
A2	BR5	BRACELINE
B3	BR2	BRACELINE
B4	BR2	BRACELINE
B5	GIB2	BRACELINE
C6	BR2	DIAGONAL
D7	GIB1	DIAGONAL
D8	BR4	BRACELINE
D9	BR5	BRACELINE
L10	BR5	BRACELINE
L11	BR5	BRACELINE
M12	GIB2	DIAGONAL
M13	GIB2	DIAGONAL
N14	GIB2	DIAGONAL
O16	GIB2	DIAGONAL
P17	GIB1	DIAGONAL
P18	GIB1	DIAGONAL



ELEVATIONS
PROPOSED RESIDENCE
FOR
NATHAN WALKER AT
BLUE GUM PLACE

SCALE 1 : 50

FLOOR AREA 155m²



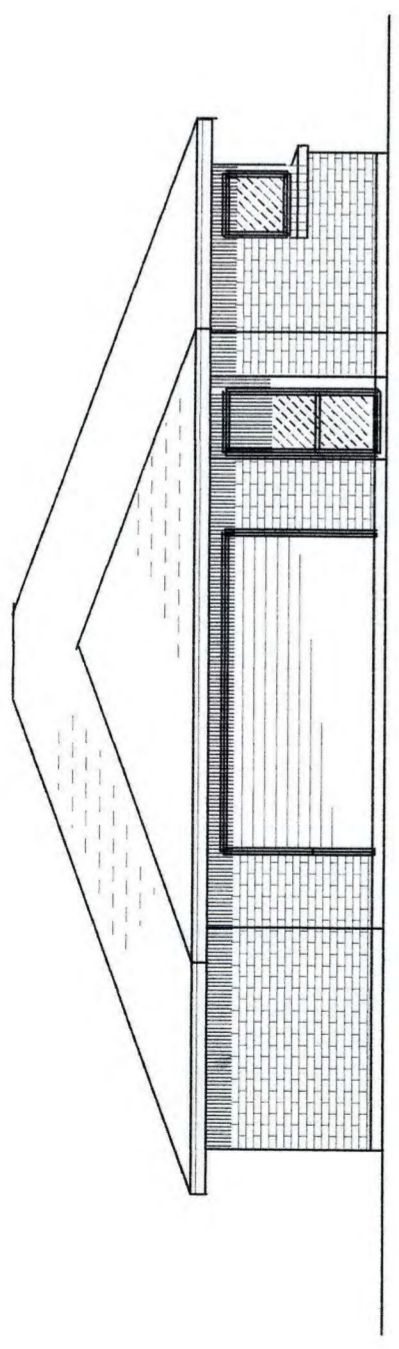
RECEIVED
 - 4 NOV 1997
 WHANGAREI DISTRICT COUNCIL

RMA 91
 RESOURCE
 CONSENT
 REQUIRED

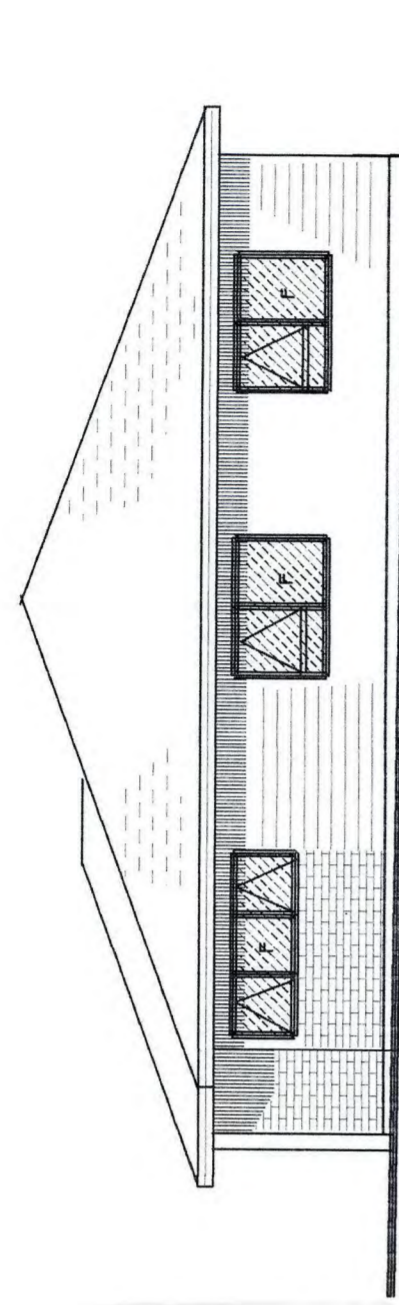
APPROVED
 - 4 NOV 1997
 B. C. W. LTD.

RECEIVED
 24 OCT 1997
 BCW LTD

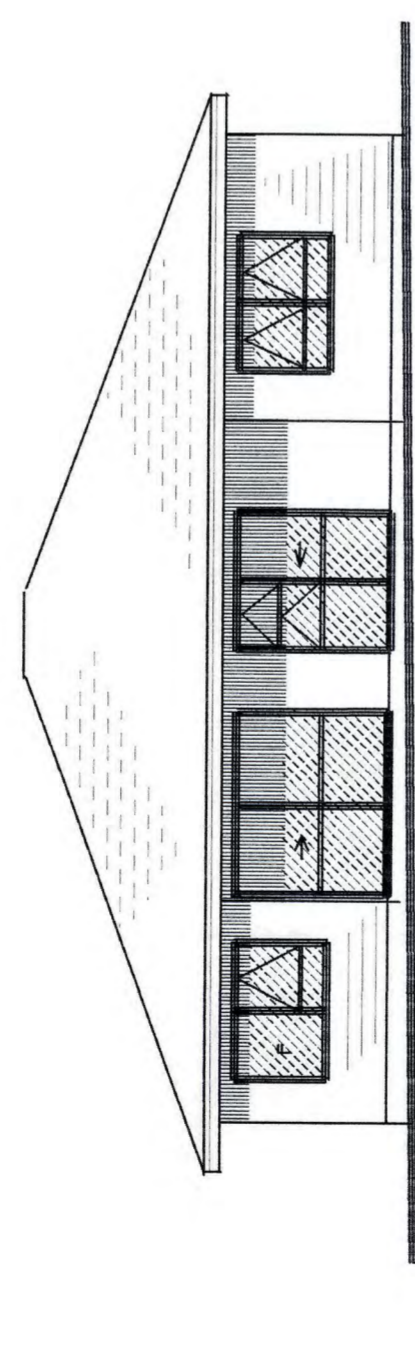
RECEIVED
 - 4 NOV 1997
 WHANGAREI
 DISTRICT COUNCIL



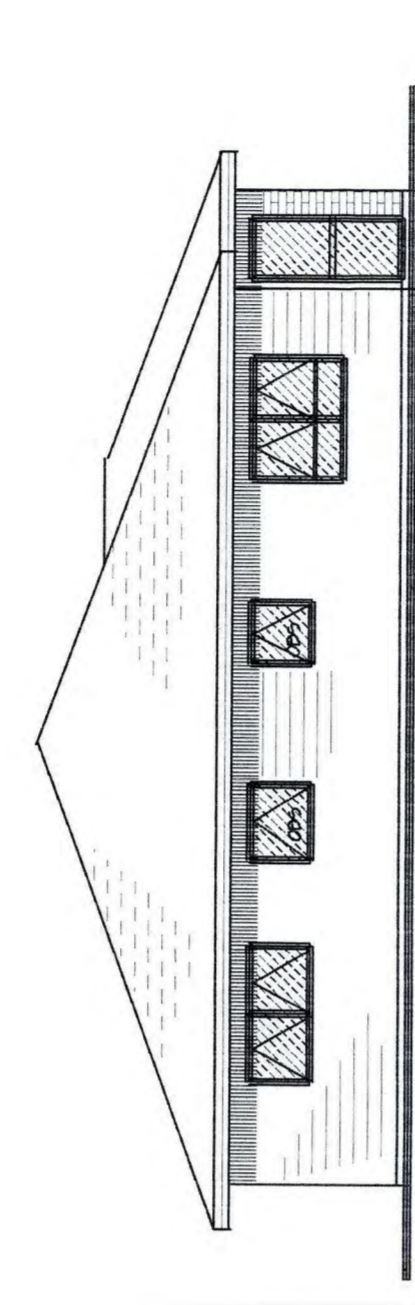
ELEVATION 1 1:1.00



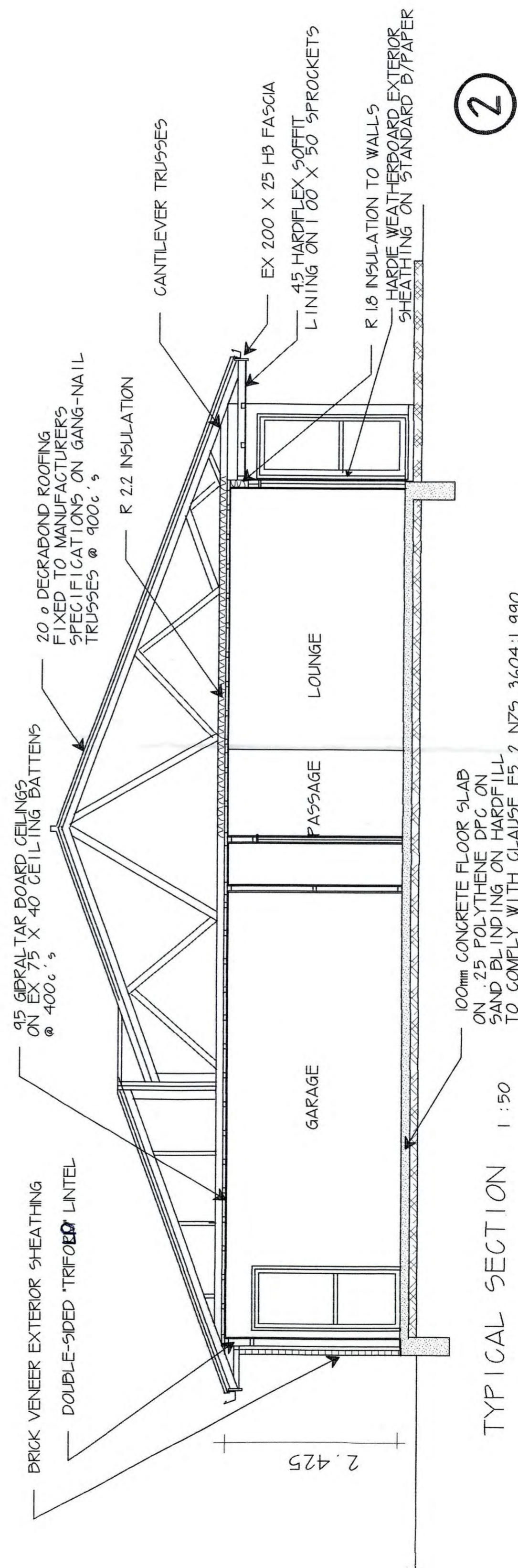
ELEVATION 2 1:1.00



ELEVATION 3 1:1.00



ELEVATION 4 1:1.00



2

TYPICAL SECTION 1:50

PROPOSED RESIDENCE FOR NATHAN WALKER AT BLUE GUM PLACE - WHANGAREI

RMA 91
 RESOURCE
 CONSENT
 REQUIRED

RECEIVED
 24 OCT 1997
 BCW LTD.

APPROVED
 - 4 NOV 1997
 B. C. W. LTD.

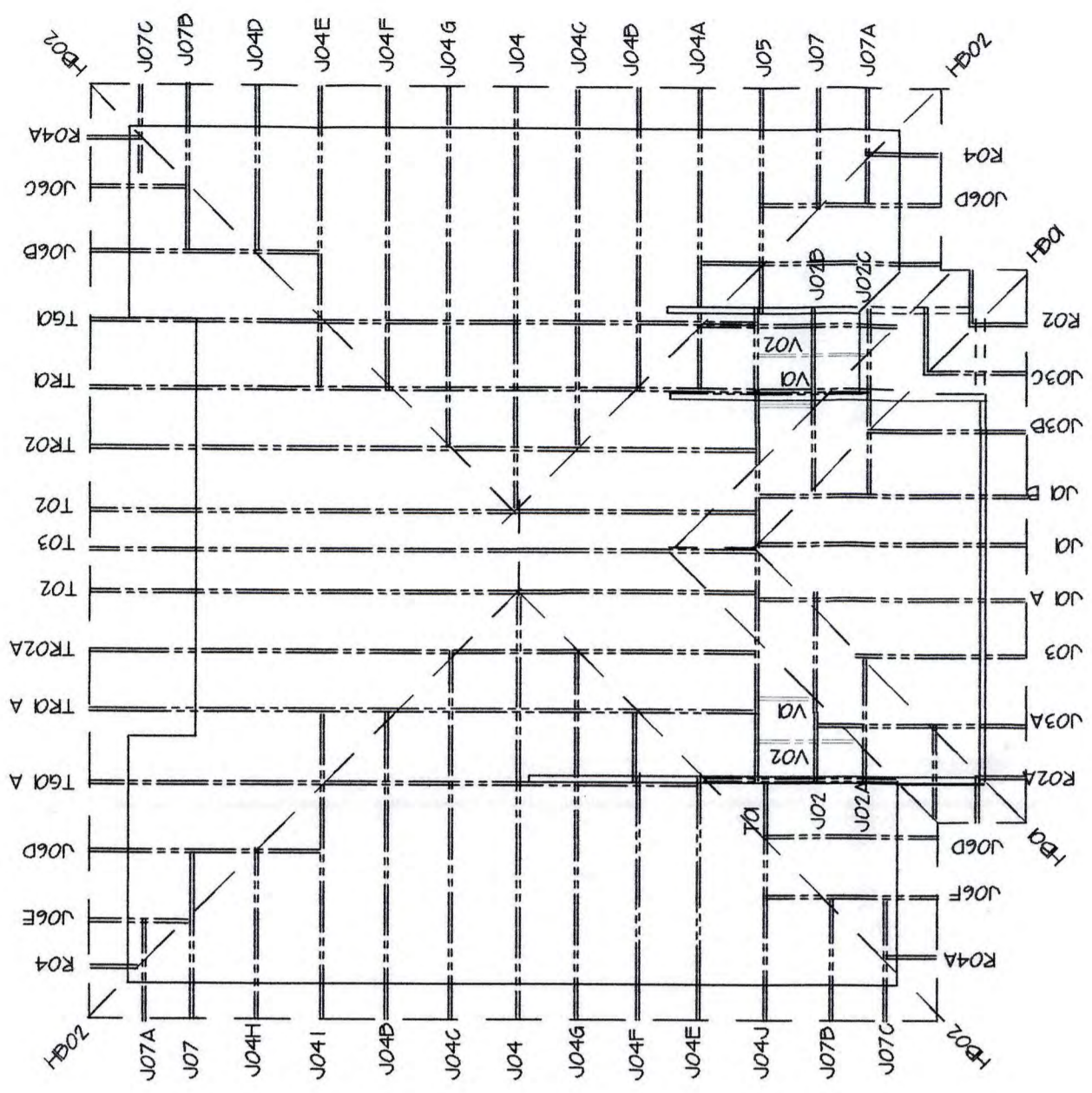
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- 4 NOV 1997
WHANGAREI
DISTRICT COUNCIL

RMA 91
RESOURCE
CONSENT
REQUIRED

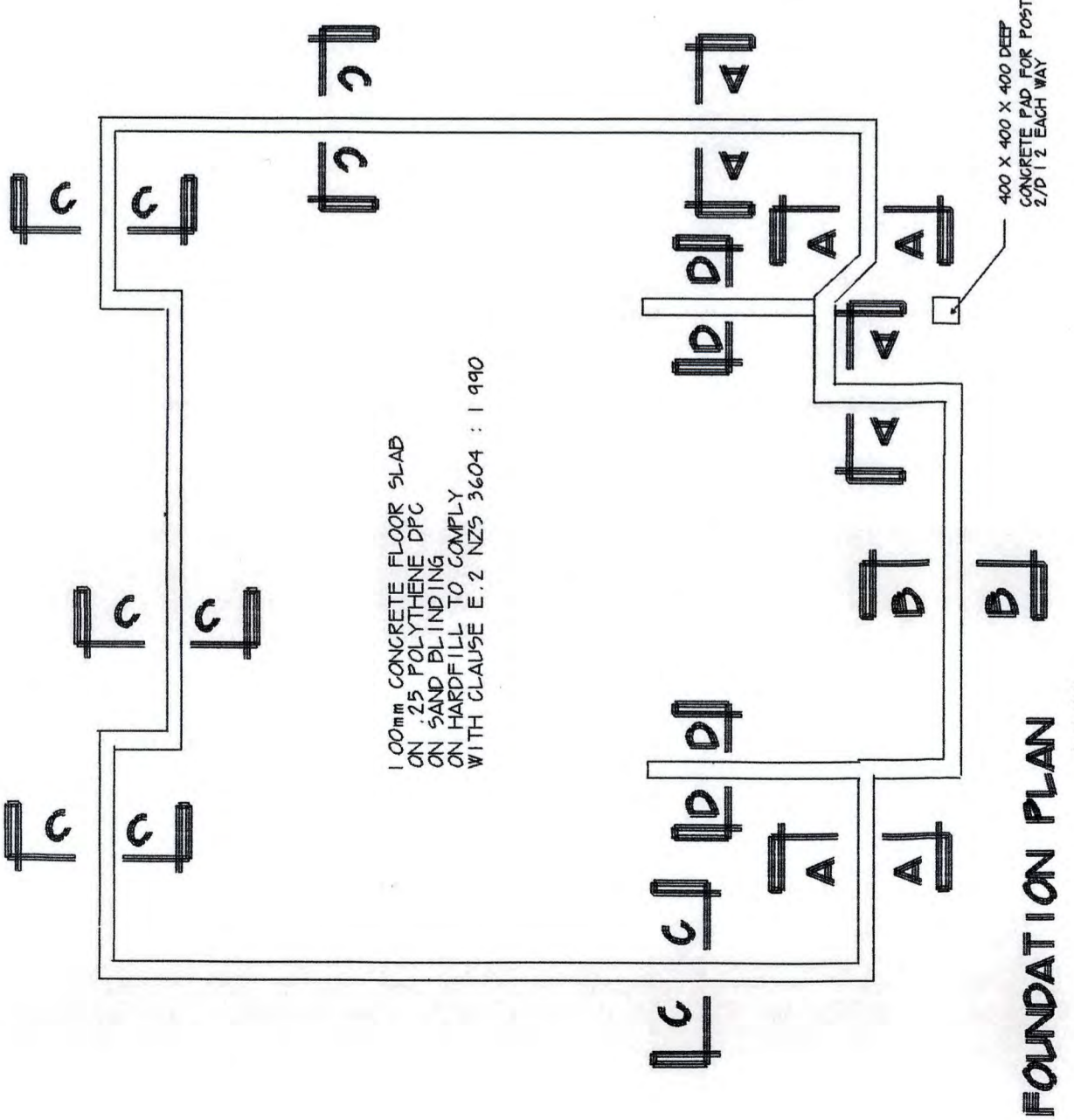
APPROVED
- 4 NOV 1997
B. C. W. LTD.

RECEIVED
24 OCT 1997
BCW LTD.

3

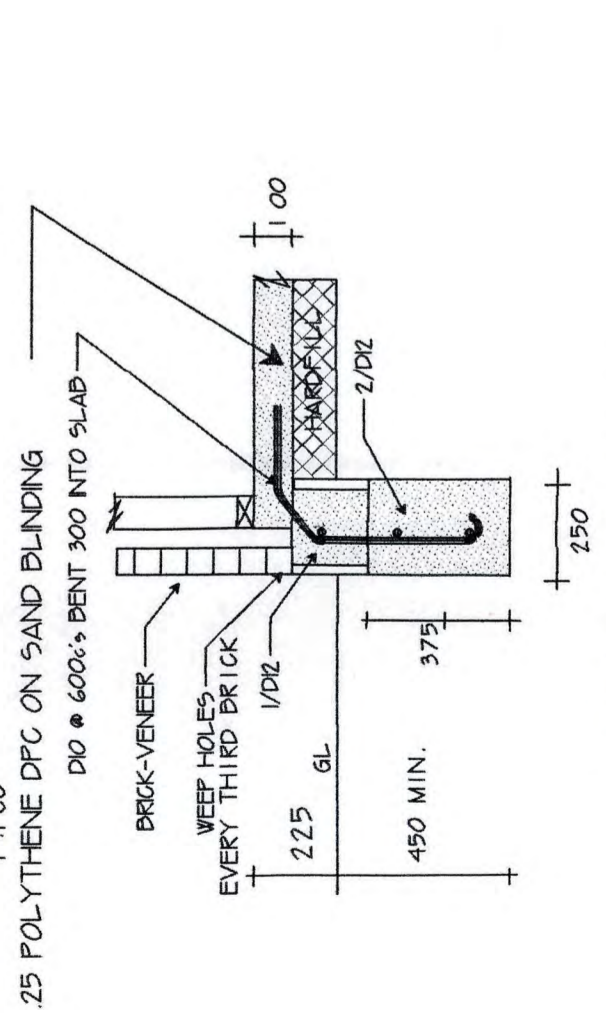


ROOF LAYOUT 1:100

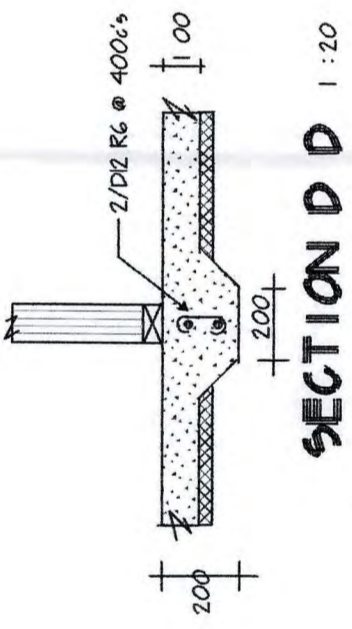


FOUNDATION PLAN 1:100

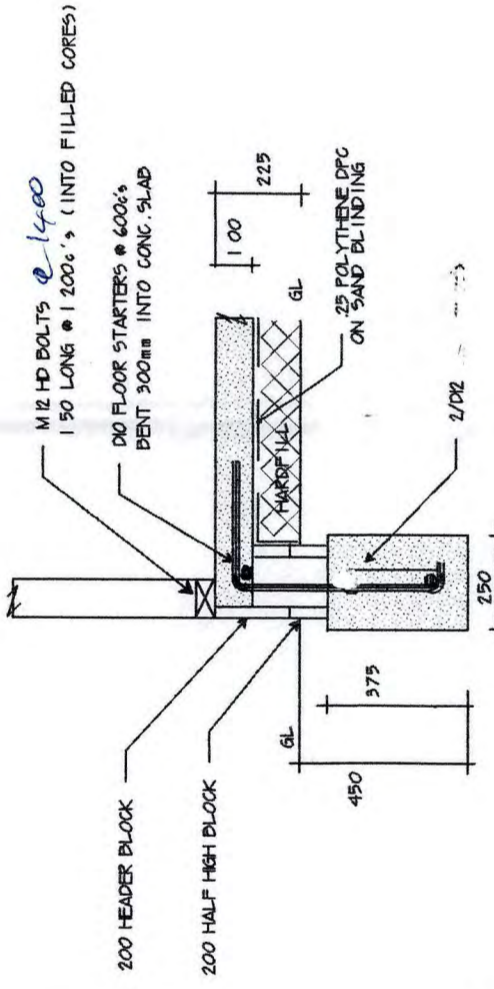
1.00m CONCRETE FLOOR SLAB
ON 25 POLYTHENE DPC
ON SAND BLINDING
ON HARD FILL TO COMPLY
WITH CLAUSE E.2 NZS 3604 : 1990



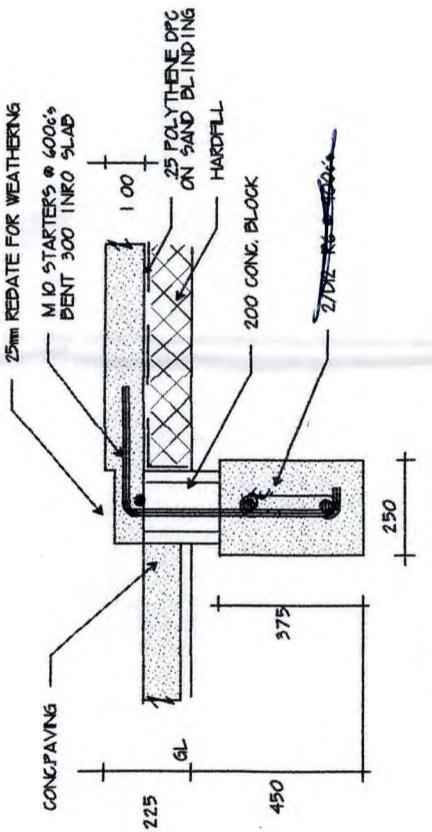
SECTION A A 1:20



SECTION D D 1:20



SECTION C C 1:20



SECTION D D 1:20

PROPOSED RESIDENCE FOR NATHAN WALKER AT BLUE GUM PLACE - WHANGAREI

RECEIVED
- 4 NOV 1997
WHANGAREI DISTRICT COUNCIL

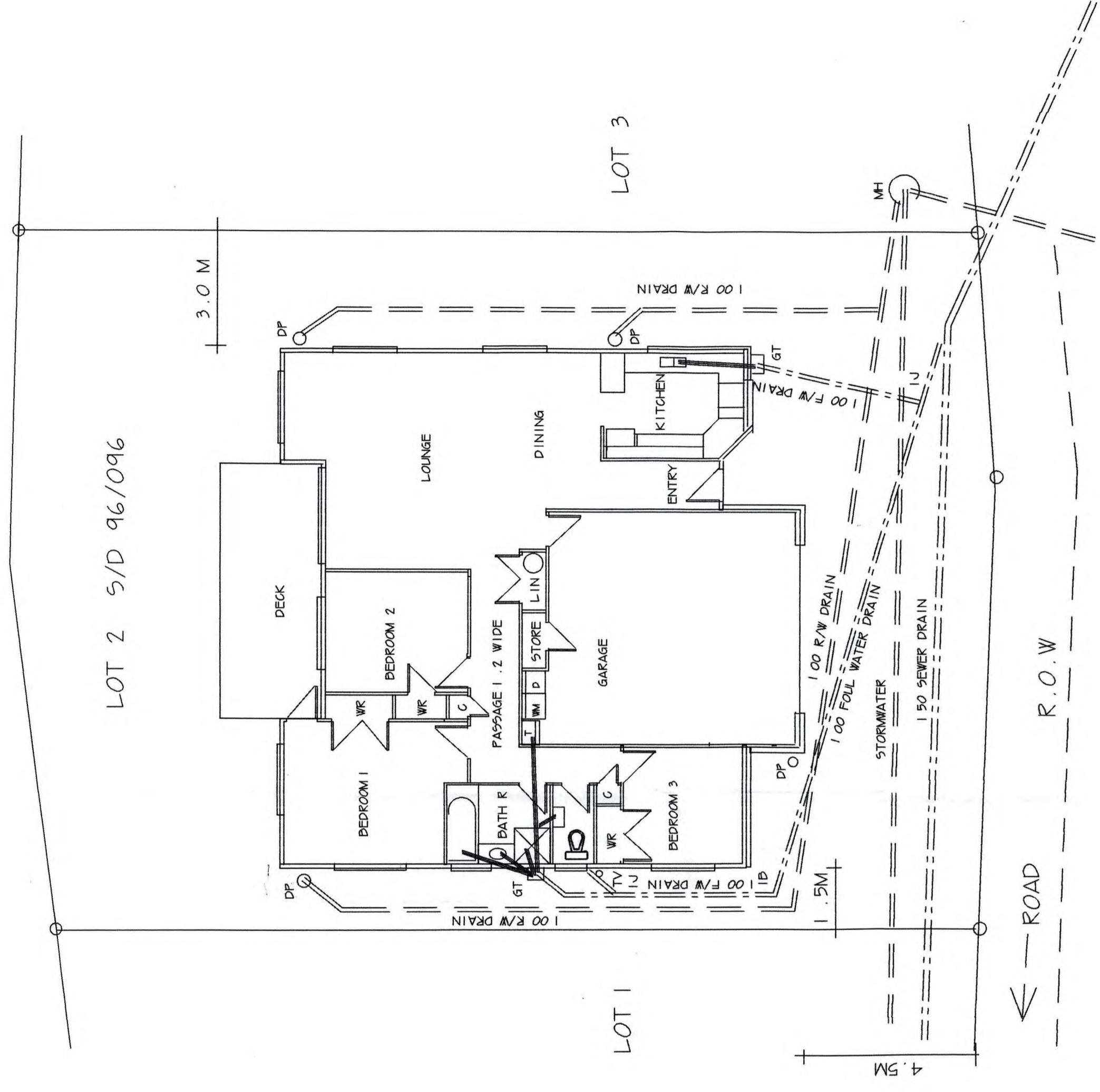
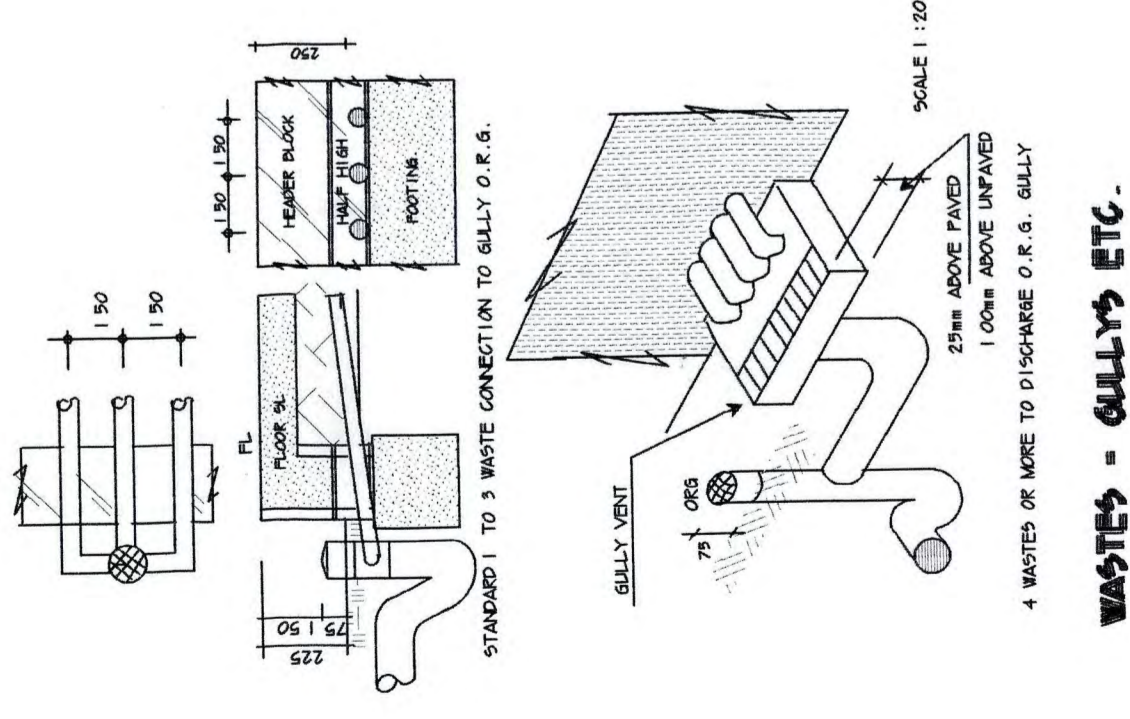
RMA 91
RESOURCE
CONSENT
REQUIRED

APPROVED
- 4 NOV 1997
B. C. W. LTD.

RECEIVED
24 OCT 1997
BCW LTD.

FIXTURE WATER TRAP & FIXTURE DISCHARGE PIPE SIZES	MIN. DIA.
SANITARY FIXTURE	40mm
CLOTHES WASH MACHINE	32mm
KITCHEN SINK	80mm
LAUNDRY TUB	
SHOWER TRAY	
WASH HAND BASIN	
WATER CLOSET PAN	

MINIMUM GRADIENTS OF DISCHARGE PIPES	
1 : 20	FOR PIPE DIAMETERS OF 32mm
1 : 40	FOR PIPE DIAMETERS LESS THAN OR EQUAL TO 65mm
1 : 60	FOR PIPE DIAMETERS LESS THAN OR EQUAL TO 100mm



4

LOT 22
DP 1 061 36
SCALE 1 : 1 00

DRAINAGE AND SITE PLAN
PROPOSED RESIDENCE FOR NATHAN WALKER AT BLUE GUM PLACE - WHANGAREI



23135

CODE COMPLIANCE CERTIFICATE NO 25811
Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** on **8 August 2001** currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No: 25811

PID : 23135

PROJECT

LOCATION

- New or relocated building (x)
- Alteration ()
- Additions ()

Street address: **12 Bluegum Place**

Intended use(s) [In detail]
Dwelling & Garage

Legal description : **Lot 2 DP 180580**

Intended life:

- Indefinite but not less than 50 years (x)
- Specified as Years
- Demolition ()

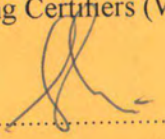


Being stage of an intended stages

This is:

- (x) A final code compliance certificate issued in respect of all of the building work under the above building consent.
- () An interim code compliance certificate in respect of part only of the building work under the above building consent as detailed below.

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature:.....

**Issue Document**

BUILDING CONSENT No: 25811 **25811**
Section 35, Building Act 1991
Issued: 11 Nov 97
Project Information Memorandum No: 24831

Applicant

NATHAN WALKER
SIMONS RD
RD 9
WHANGAREI

Agent

NATHAN WALKER
SIMONS RD
RD 9
WHANGAREI

Site Information

PROPERTY ID: 23135
ASSESSMENT NO: 00761/073.00
STREET ADDRESS: BLUE GUM PL, WHANGAREI
LEGAL DESCRIPTION: LOTS 1 2 DP 180580

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$110,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$306.50
PAYMENTS RECEIVED TO DATE:
Receipt number: 1159083 Date: 07Nov97 Amount: \$306.50

This Consent is issued subject to the following conditions:
=====

1: **Resource Consent**

No work is to commence on the site until a Resource Consent application has been approved.

2: **General**

No Requirements.

Signed for and on behalf of the Council

Name:..... **G. Byers**

Signature:..... *G. Byers*

Date: 11./11./97

Planning

The original PIM
has gone missing!
There is a copy
in this envelope.

L.I.O
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