ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MANGAWHAI



“Wisteria Cottage” *with Views on 1.17 ha*

108 Garbolino Road, Mangawhai

Enquiries Over $899,000

VIEW ONLINE →

3	2	110m²	1.17ha
BEDROOMS	BATHROOMS	FLOOR	LAND

01 · THE PROPERTY

108 Garbolino Road, Mangawhai

"Wisteria Cottage" with Views on 1.17 ha

Peace, privacy, and picturesque views of Little Barrier and the Matakana hills unite at 'Wisteria Cottage', a Mangawhai lifestyle oasis on 1.17 hectares. Set back from the road in a leafy, private setting, this tranquil retreat offers a life shaped by native birdsong and sweeping coastal-country vistas.

Situated on Garbolino Road, you get the best of both worlds: a secluded sanctuary just 5 minutes from Mangawhai Village and 10 minutes to the surf at Mangawhai Heads.

A charming front deck, softened by wisteria weaving through the balustrade, welcomes you. Perfectly positioned to capture the panoramic island and hill views, it's the ultimate sun-drenched spot to enjoy morning coffee, relax with a book, and take in the spectacular scenery.

Step inside to a light, airy ground floor where the kitchen, dining, and lounge connect seamlessly. Polished timber floorboards, a heat pump, and a woodburner on wetback ensure year-round comfort. The living space flows effortlessly out to a spacious covered rear deck, providing the perfect balance: quiet mornings taking in the view at the front, and relaxed, covered entertaining out back.

The 3-bedroom, 2-bathroom layout is ideal for flexible needs, featuring a double bedroom and full bathroom below. Upstairs, beneath sloped ceilings, are two additional bedrooms, including the master suite with its own ensuite and stunning, elevated outlooks over the hills with a powered garage beneath the house.

Your private land is a hillside haven with native bush, specimen trees, and fruit trees. There are no restrictive covenants or shared ownership ties here—your land is entirely your own.

If you are looking for peace, tranquility, and spectacular views—with village life and the beach within easy reach—this home is for you.

Contact Megan to schedule in your walkthrough.



02 · GALLERY

Living & Kitchen















Bedrooms & Bathrooms















04 · GALLERY

Decks & Exterior















05 · GALLERY

Gardens & Land















06 · LAYOUT

Floor Plan



Floor plan as published on Megan's listing page; drawings are approximate and for illustration only. Measurements should be verified by the buyer.

07 · KEY FACTS

At a Glance

Price	Enquiries Over $899,000
Land	1.1700 ha (Record of Title NA138C/364, Lot 2 DP 211240)
Floor area	110m² (listing)
Layout	Ground floor: kitchen, dining, lounge, double bedroom and full bathroom · Upstairs: two bedrooms including master with ensuite (listing)
Heating	Heat pump and woodburner on wetback (listing)
Parking	Powered garage beneath the house (listing); rental appraisal notes a single garage with additional carport
Title interests	Appurtenant water supply and electric power supply rights (Transfer 505154.2)
Rates (KDC 2025/2026)	$3,177.35 for the year; rating valuation as at 1 Sept 2023: Land $560,000 · Improvements $310,000 · Capital value $870,000
Rental appraisal	$620 to $650 per week (Arizto, 23 June 2026)
Disclosure	Rear veranda (over the original deck) is not consented

PROPERTY DOCUMENTS

Document Index

These documents are published on Megan's listing page. The following pages summarise them in booklet form; tap any title to open the original.

Title p.10 · **Council Records** p.11 · **Rates & Rental Appraisal** p.12 · **Disclosure** p.13 · **Buyer Guides** p.14 · **Fact Check** p.15

A

Record of Title (2 pp)

Record of Title NA138C/364: Lot 2 DP 211240, 1.1700 ha, fee simple.

Summary in this booklet (p.10) → **View original document ↗**

B

Rental Appraisal (2 pp)

Arizto rental appraisal dated 23 June 2026.

Summary in this booklet (p.12) → **View original document ↗**

C

Council Building Record (1 p)

Kaipara District Council septic tank inspection record, 17 October 2018 (scanned).

Summary in this booklet (p.11) → **View original document ↗**

D

Building Permit Application (45 pp)

Historic building permit application file for the dwelling.

Summary in this booklet (p.11) → **View original document ↗**

E

Building Plans (2 pp)

Original plans for the dwelling, including the ground floor plan (scanned).

View original document ↗

F

Rates & Valuation Information (3 pp)

Kaipara District Council rating information, 2026/2027 rating year.

Summary in this booklet (p.12) → **View original document ↗**

G

Precontract Disclosure Statement (1 p)

Arizto property disclosure form for purchasers.

Summary in this booklet (p.13) → **View original document ↗**

H

REA Sale & Purchase Agreement Guide (8 pp)

The Real Estate Authority's guide to the sale and purchase agreement (not specific to this property).

Summary in this booklet (p.14) → **View original document ↗**

I

Buyers Guide (6 pp)

The Real Estate Authority's guide to the buying journey (not specific to this property).

Summary in this booklet (p.14) → **View original document ↗**

J

108 Garbolino Council Files (33 pp)

Council resource consent and subdivision file (scanned).

Summary in this booklet (p.11) → **View original document ↗**

Title

RECORD OF TITLE NA138C/364

Estate	Fee simple
Land	1.1700 hectares more or less · Lot 2 Deposited Plan 211240
Issued	4 October 2002 (prior reference NA91B/688)
Interests	Appurtenant hereto are water supply and electric power supply rights created by Transfer 505154.2
Search copy	Guaranteed Search Copy dated 22 June 2026

View original: Record of Title ↗

Council Records

SEPTIC TANK INSPECTION (17 OCTOBER 2018)

Kaipara District Council inspection record: septic tank pumped out (4 m³) and inspected, with notes on the tank lid and outlet filter. Please open the original for the handwritten notes.

View original: Council Building Record ↗

BUILDING PERMIT FILE

Historic building permit application and plumbing and drainage permit papers for the dwelling (scanned).

View original: Building Permit Application ↗ · View original: Building Plans ↗

COUNCIL RESOURCE CONSENT / SUBDIVISION FILE

Contents	Subdivision consent papers for the earlier subdivision of the land (scanned)
Condition noted	A decision to subdivide Lot 1 DP 38774 required "the area of bush on Lot 2 denoted as Area A on the plan" to be protected by reserve covenant and fenced from stock

View original: 108 Garbolino Council Files ↗

Rates & Rental Appraisal

KAIPARA DISTRICT COUNCIL RATING INFORMATION

Valuation no.	0122012311
Property area	1.1700 ha
Rating valuation (as at 1 Sept 2023)	Land value $560,000 · Improvements $310,000 · Capital value $870,000
Rates 2025/2026	$3,177.35 (four instalments); previous year $2,912.02

View original: Rates & Valuation Information ↗

RENTAL APPRAISAL (23 JUNE 2026)

Assessment	Approximately $620 to $650 per week
Basis	3 bedrooms (master with ensuite), 2 bathrooms, front deck, single garage with additional carport

View original: Rental Appraisal ↗

Disclosure

PRECONTRACT DISCLOSURE STATEMENT

Unconsented work	Rear veranda (over the original deck) is not consented
Agreed remedy	Purchasers accept it in its current condition
Purchaser	Advised to seek independent legal and/or technical advice

View original: Precontract Disclosure Statement ↗

Buyer Guides

BUYERS GUIDE — THE HOME-BUYING JOURNEY

From	The Real Estate Authority (settled.govt.nz)
Journey	Thinking of buying → finding a property → researching it → making an offer → confirming finance → conditions → settling and moving in
Research	A property inspection report, LIM and title search are helpful before making an offer; get legal advice before you make an offer.
Methods of sale	Explains buying by advertised price, deadline sale, negotiation, tender and auction, and the multi-offer process.

View original: Buyers Guide ↗

SALE AND PURCHASE AGREEMENT GUIDE

From	The Real Estate Authority
What it is	A legally binding written contract; read and understand it, and get legal advice before you sign.
What it contains	Names, address, type of title, price, deposit, chattels, conditions, settlement date and interest on late payments.
Common conditions	Title search, finance, valuation, LIM, property inspection, engineer's or surveyor's report, sale of another home.
After signing	Conditions are worked through, the deposit is paid and a pre-settlement inspection is done before settlement.

View original: REA Sale & Purchase Agreement Guide ↗

These two guides are general and are not specific to this property. Summaries are of the guides' contents only; they are not legal advice.

PROPERTY DOCUMENTS · CHECK

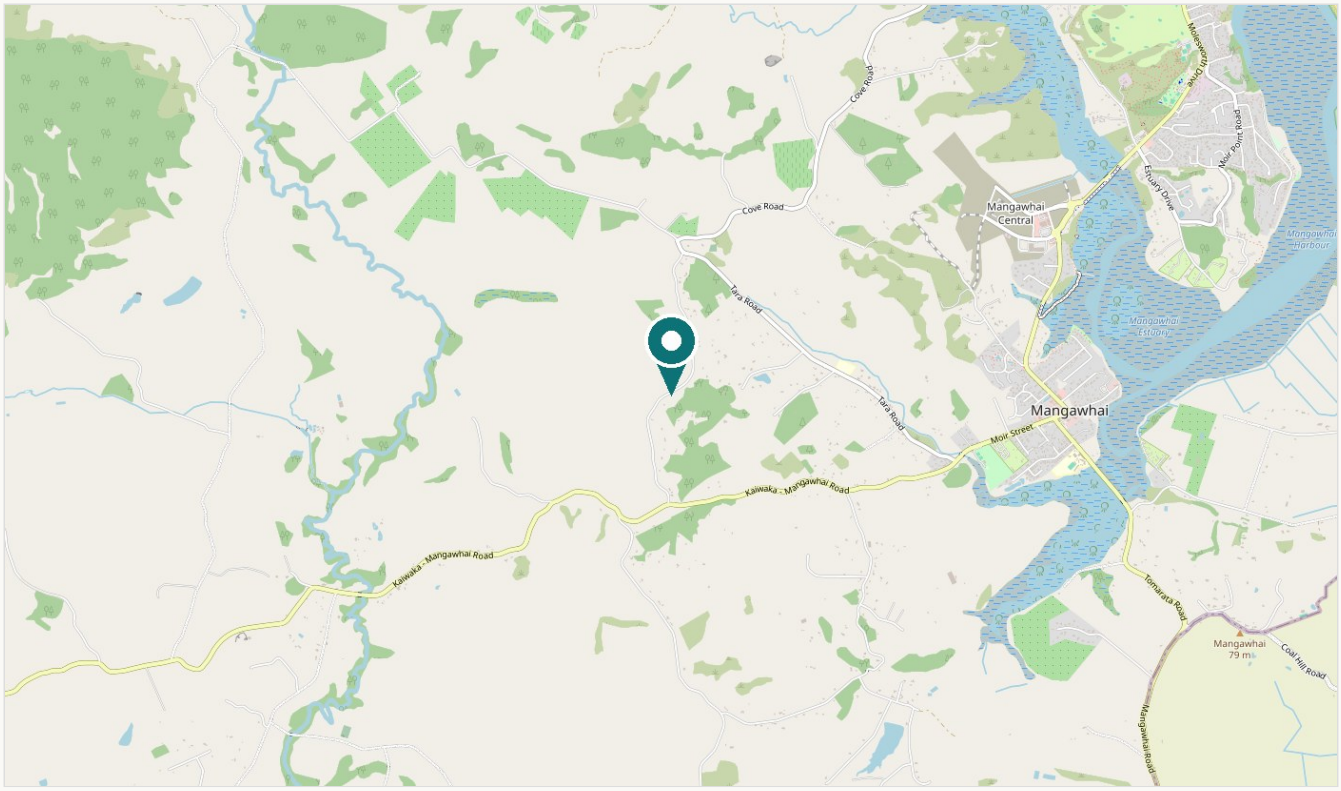
Fact Check

Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Land area	✓ Record of Title: 1.1700 ha Matches listing · **source: Record of Title ↗**
Bedrooms / bathrooms	✓ Rental appraisal: 3 bedrooms, 2 bathrooms, master with ensuite Matches listing · **source: Rental Appraisal ↗**
Covenants	✓ Title shows only appurtenant water and power rights; no covenants registered Consistent with listing · **source: Record of Title ↗**
Bush covenant condition	⚑ Older subdivision decision: bush "Area A" on Lot 2 to be protected by reserve covenant Not on the current title; check which Lot 2 this refers to · **source: 108 Garbolino Council Files ↗**
Rear veranda	⚑ Not consented (disclosure) Listing describes a spacious covered rear deck · **source: Precontract Disclosure Statement ↗**
Garage	⚑ Rental appraisal: single garage with carport Listing: powered garage beneath the house (2 car spaces) · **source: Rental Appraisal ↗**
Floor area	⚑ Not confirmed from the documents read Listing says 110m²; buyer to verify · source: listing page
Septic	✓ Septic tank inspected and pumped 2018 For reference · **source: Council Building Record ↗**
Rating value	✓ Capital value $870,000 (1 Sept 2023) For reference · **source: Rates & Valuation Information ↗**

All information is taken from third-party documents and is believed accurate but has not been independently verified. Buyers should make their own enquiries and seek legal advice.

Location & Mangawhai



Map © OpenStreetMap contributors; location approximate. Tap the map to open 108 Garbolino Road, Mangawhai in Google Maps.

FROM THE LISTING

Situated on Garbolino Road, you get the best of both worlds: a secluded sanctuary just 5 minutes from Mangawhai Village and 10 minutes to the surf at Mangawhai Heads.

Open in Google Maps →



Also for sale with Megan



By Negotiation
19 Protea Lane, Kaiwaka



By Negotiation
14 Protea Lane, Kaiwaka



Enquiries Over $899,000
18 Te Hape Road, Maunu



$670,000
538 Oneriri Road, Kaiwaka



$829,000
11 St Marys Road, Waipu



$1,350,000
336 Brooks Road, Waipu



$1,199,000
20 Groom Rise, Waipu



Enquiries Over $365,000
10B Warwick Place, Raumanga, Whangārei



$435,000
4/13 Fifth Avenue, Avenues, Whangārei



By Negotiation
39 Connell Road, Waipu



$1,149,000
12 Devon Street, Mangawhai Heads



Enquiries Over $899,000
752 Settlement Road, Hakaru



$2,650,000
159 Robert Hastie Drive, Mangawhai



$2,275,000
2342 Cove Road, Mangawhai



$1,899,000
53 Robert Hastie Drive, Mangawhai



By Negotiation
16 Protea Lane, Kaiwaka



$499,000
29 Mokohinau Drive, Mangawhai



$450,000
68 Weka Street, Mangawhai



$395,000
7 Anbrue Lane, Ruakaka

Current listings on meganhetgesrealestate.co.nz as at 18 November 2026; tap any property for details. Availability and pricing may change.

Recently sold by Megan



$1,574,350
21 Devon Street, Mangawhai Heads



$1,500,000
717 Millbrook Road, Waipu



$1,325,000
32E Garbolino Road, Mangawhai



$1,150,000
27C Kahu Drive, Mangawhai



$910,000
1 Bream Bay Drive, Ruakaka



$665,000
72 West View Crescent, Onerahi



$600,000
12 Parklands Avenue, Mangawhai Heads



$550,000
1140 Omamari Road, Dargaville Surrounds



$500,000
14 Lockheed Place, Onerahi



$402,000
32 Nottingham Road, Onerahi



$395,000
6 Warwick Place, Raumanga, Whangarei



$290,000
8 Anbrue Lane, Ruakaka



$210,000
14 Kaiwaka-Mangawhai Road, Kaiwaka

Sold properties and prices as published on meganhetgesrealestate.co.nz (checked 3 November 2026). Sale dates are not published on the site. Tap any property for details.

CLIENT REVIEWS

What clients say about Megan

★★★★★ **5.0 stars · 19 reviews on RateMyAgent**

★★★★★
SELLER REVIEW

Megan delivered buyers and a swift sale for us

"Megan bought a high degree of professionalism to the table. She has her own sense of style and oversaw the photos for our property, showcasing it to its full potential. She was instrumental in bringing in buyers and getting a swift sale, for my wife and I. Thanks for all your help."

★★★★★
BUYER REVIEW

We 100% recommend Megan to anyone buying or selling in Mangawhai!

"Buying our first home felt like it could have been overwhelming, but Megan made the entire experience so straightforward, easy, and stress-free. ... The communication was excellent throughout the process, and she made the negotiations simple and easy to understand. ... Thank you for helping us purchase our first home!"

★★★★★
SELLER REVIEW

Working with Megan to sell our property was a positive experience.

"... When we met Megan we were immediately put at ease by her friendly professional manner. Throughout the process of negotiation she was readily available, responding quickly to phone calls, texts and emails. Megan was helpful, patient and considerate, we are happy to recommend her to anyone wishing to sell their property."

★★★★★
SELLER REVIEW

Motivated lady, Extremely helpful

"Motivated Lady, Extremely helpful. Megan's personality was just wonderful nothing was ever too much trouble. All the best for the future."

★★★★★
BUYER REVIEW

Excellent communicator and friendly professional.

"We purchased our Mangawhai Lifestyle property from Megan. She was an excellent communicator, very quick to respond and get answers to our questions. She has a great balance of a warm friendly style, with real professionalism."

★★★★★
SELLER REVIEW

5 STARS for Megan & ArIzto

"Great experience with Arizto and Megan. She got our property sold very quickly. Would highly recommend."

Read all reviews on RateMyAgent ↗

Verified reviews quoted word for word from Megan's RateMyAgent profile (24 October 2026); longer reviews shortened with an ellipsis (...).



ARIZTO

MEGAN HETGES · REAL ESTATE

VIEWINGS & ENQUIRIES

Talk to Megan

Megan Hetges

Arizto Real Estate · Whangārei to Mangawhai

022 465 9330

megan.h@arizto.co.nz

View this listing online →

Watch the video tour →

meganhetgesrealestate.co.nz · Open in Google Maps

Free property appraisal →

All information has been supplied by third parties and is believed accurate, but has not been independently verified. Buyers should make their own enquiries. Aerial boundary lines are indicative only; photos may be digitally enhanced. Please verify all information with Megan directly.