ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · RAUMANGA



# Fresh Upgrades, *Internal Garage Access*

10B Warwick Place, Raumanga, Whangārei

**Enquiries Over $365,000**

VIEW ONLINE →

| 3 | 1 | 2 | 120m² | 364m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | CAR SPACES | FLOOR AREA | LAND |

01 · THE PROPERTY

# 10B Warwick Place, Raumanga

Fresh Upgrades, Internal Garage Access

Tucked away as the rear attached home on a two-unit cross lease, featuring an elevated layout with the garage below and living above. This generous 120m² property is Fibre ready with underfloor and ceiling insulation, delivering reliable comfort from day one.

The living room features solid heating options, including a cosy wood burner and an additional wall heater. Underfoot, near new carpet laid about a year ago runs seamlessly through the living areas and bedrooms. The functional kitchen comes appointed with floating shelves, a new freestanding oven, and a built in dining bench perfect for family breakfasts or homework sessions.

Both the lounge and kitchen open directly onto the main deck. Behind the scenes, a updated hot water cylinder adds genuine peace of mind to the recent upgrades.

Three well sized bedrooms offer straightforward proportions for family life. The master features a double wardrobe and an independent wall heater. The second bedroom enjoys a double wardrobe, while the third includes a single. A practical family bathroom offers a shower over the bath, complemented by a separate toilet.

Outside, a small, easy to manage rear section keeps weekend upkeep minimal and includes a built in clothesline. Downstairs, a single internal access garage adds utility with built in firewood storage, a laundry setup alongside off street parking on the shared driveway.

Positioned in Raumanga, it is a short drive to the town centre and close to Whangarei Hospital, NorthTec, Te Wananga o Aotearoa, Manaia View Kindergarten, bus routes, and the Raumanga Scenic Reserve playground.

With amenities and recreation close at hand, this is a must see for first home buyers and landlords.

Contact Megan Hetges today to arrange your viewing.

Some images have been virtually staged.



02 · GALLERY

# Living, Kitchen & Decks















# Bedrooms & Bathroom



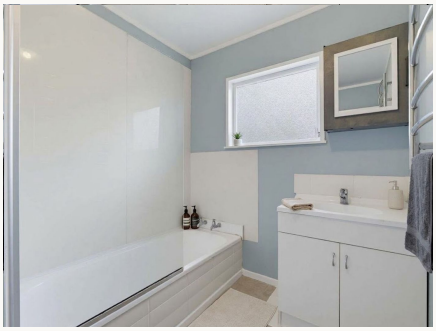












# Outdoors, Garage & Aerial

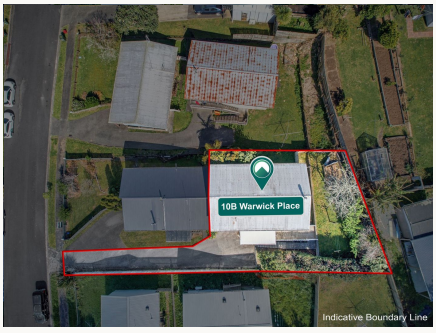











Aerial boundary lines are indicative only. Some images have been virtually staged.

05 · 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.

06 · KEY FACTS

# At a Glance

| | |
|---|---|
| **Price** | Enquiries Over $365,000 |
| **Bedrooms** | 3: master with double wardrobe and wall heater; second with double wardrobe; third with single |
| **Bathroom** | 1 family bathroom (shower over bath) plus separate toilet |
| **Car spaces** | 2: single internal-access garage plus off-street parking on the shared driveway |
| **Floor area** | 120m² (listing) |
| **Land** | 364m² (listing); title: 1/2 share of 729m² (Lot 19 DP 82837) |
| **Title** | Cross lease · Flat 2 DP 86674 · 999-year lease from 16 May 1978 |
| **Heating & comfort** | Wood burner plus wall heaters; underfloor and ceiling insulation; updated hot water cylinder; fibre ready |
| **Zoning** | General Residential (Whangārei District Plan) |
| **Rates 2026/27** | $3,067.37 (Whangārei District Council) |
| **Rental appraisal** | Approximately $540–$580 per week (Arizto, 5 October 2026) |

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 & Cross-lease** p.9 · **LIM & Council** p.10 · **Rates, Rental & Disclosures** p.11 · **Buyer Guides** p.12 · **Fact Check** p.13

A

### LIM Report (37 pp)

Whangārei District Council LIM LM2601661, issued 13 October 2026: zoning, permits, services, rates and natural hazards.

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

B

### Rental Appraisal (2 pp)

Arizto rental appraisal dated 5 October 2026: approximately $540–$580 per week.

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

C

### Certificate Of Title (3 pp)

Record of Title NA44B/575 (cross lease), search copy dated 5 October 2026, with the flat plan.

**Summary in this booklet (p.9) →** **View original document ↗**

D

### Precontract Disclosure Statement (2 pp)

Arizto property disclosure forms: Fibrolite (asbestos) sheet, shared maintenance, insurance and the LIM land-stability tag.

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

E

### 10B Warwick Place Files 2 (15 pp)

Scanned council building file: plans and records.

**View original document ↗**

F

### 10B Warwick Place LM1800791 Report (29 pp)

Earlier council LIM LM1800791, issued 2018 (scanned).

**View original document ↗**

G

### Eng Reports Lot 19 10B Warwick place (2 pp)

Scanned 1978 engineers' letters (Cook Muldowney Costello) on Lot 19, Warwick Place.

**View original document ↗**

H

### WDC Hazard 10B warwick place (1 p)

Whangārei District Council hazard map print, 22 June 2018.

**View original document ↗**

I

### 10B Warwick Place files (1 p)

Whangārei District Council pipeline assets map print, 22 June 2018.

**View original document ↗**

J

### 10B Warwick Place Memo of Lease (6 pp)

Memorandum of Lease for the flats (scanned typed document).

**Summary in this booklet (p.9) →** **View original document ↗**

K

### 10B Warwick Place Rates (2 pp)

Council property record: CV $350,000, land value $130,000 (2026/27), floor area 120 m².

**View original document ↗**

L

### 10B Warwick Place - Cross-lease guide (7 pp)

Megan's plain-English buyer guide to this cross-lease, its title and lease rules.

**Summary in this booklet (p.9) →** **View original document ↗**

M

### REA Sale and 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.12) →** **View original document ↗**

N

### Buyers Guide (6 pp)

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

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

# Title & Cross-lease

## RECORD OF TITLE NA44B/575

| | |
|---|---|
| **Type** | Cross lease · Fee simple 1/2 share, plus leasehold of Flat 2 |
| **Land** | Lot 19 Deposited Plan 82837 · 729 m² more or less (whole site) |
| **Flat** | Flat 2 Deposited Plan 86674 · lease L 729400.4, 999 years from 16 May 1978 |
| **Other flat** | Flat 1 · composite title NA44B/574 |
| **Interests** | Building line restriction K112088; land covenants in leases 729400.3 and 729400.4; rights of way appurtenant (Transfers A104662, A129062, A129607, A450771); a mortgage |
| **Search copy** | Guaranteed Search Copy dated 5 October 2026 |

View original: Certificate Of Title ↗

## THE LEASE RULES (FROM MEGAN'S CROSS-LEASE GUIDE)

| | |
|---|---|
| **Structural changes** | Need the other owner's written consent first (cl. 9) |
| **Shared costs** | Split one half each: rates, building insurance, drains, roof and spouting, outside painting, structural repairs, grounds and fences (cl. 2) |
| **Insurance** | Building insured for full insurable value against fire and earthquake, replacement basis (cl. 12) |
| **Pets** | No pet that may unreasonably disturb the other owner or be a nuisance (cl. 3) |
| **Exclusive area** | Area "B" on DP 86674 is for Flat 2 only (cl. 11(b)) |
| **Disputes** | Written proposals, 7 days to object; disagreements go to an arbitrator (cl. 18) |
| **Renting** | May be let to a reputable tenant (cl. 23) |

View original: 10B Warwick Place Memo of Lease ↗ · View original: 10B Warwick Place - Cross-lease guide ↗

PROPERTY DOCUMENTS · A

# LIM & Council

## LIM LM2601661 · WHANGĀREI DISTRICT COUNCIL

| | |
|---|---|
| **Issued** | 13 October 2026 (received 6 October 2026) |
| **Legal** | Flat 2 DP 86674 having 1/2 interest in 729 m² being Lot 19 DP 82837 |
| **Zoning** | General Residential Zone |
| **Building permits** | Two Townhouses (16/02/1978); Enclosed Glass Terrace (13/05/1981); Install Kent Tile Fire (06/05/1986) |
| **Drainage** | Agreements regarding drainage connection (1978); site drainage plan dated 17/07/1978 |
| **Pool** | Council holds no current record of a pool or spa |
| **Land instability** | Mapped under PC1 as High Land Instability (decision-version rules in effect since 4 December 2024) |
| **River flood** | Modelling does not identify a River Flood Hazard for this property |
| **Liquefaction** | Vulnerability category: Undetermined |
| **Tsunami** | Green Zone – Safe Area |
| **Other** | Building line restriction K112088; Plan Changes 4A and 4C in progress |

View original: LIM Report ↗

## OLDER COUNCIL RECORDS

Earlier LIM LM1800791 (2018), the scanned building file, 1978 engineers' letters for Lot 19, and 2018 council hazard and pipeline map prints are also on the listing page.

View original: 10B Warwick Place LM1800791 Report ↗ · View original: 10B Warwick Place Files 2 ↗

View original: Eng Reports Lot 19 10B Warwick place ↗ · View original: WDC Hazard 10B warwick place ↗ · View original: 10B Warwick Place files ↗

# Rates, Rental & Disclosures

## RATES (FROM THE LIM)

| | |
|---|---|
| **Annual rates 2026/27** | $3,067.37 (four instalments) |
| **Rating valuation** | Land value $130,000 · Capital value $350,000 (1 July 2024) |
| **Council record** | Floor area 120 m² · Residential single unit (rates print) |
| **Water** | Outstanding water balance $0.00 at LIM date; final meter reading required |

View original: LIM Report ↗ · View original: 10B Warwick Place Rates ↗

## RENTAL APPRAISAL (ARIZTO, 5 OCTOBER 2026)

| | |
|---|---|
| **Details** | 3 bedrooms · 1 bathroom · 1 living area · parking 2 |
| **Assessed rent** | Approximately $540–$580 per week |

View original: Rental Appraisal ↗

## DISCLOSURES

| | |
|---|---|
| **Fibrolite** | Asbestos fibre-cement sheet is disclosed; any work that disturbs it must be done by a licensed asbestos removal specialist |
| **Shared maintenance** | The two owners have historically managed maintenance (such as roof repairs) independently on an informal basis; no known upcoming shared costs or disputes |
| **Insurance** | Flat 1 and Flat 2 currently hold separate house insurance policies; check with your solicitor that this suits your lender under the cross-lease |
| **Land stability** | The LIM includes a high land-instability tag; pass the LIM to your broker or solicitor |

View original: Precontract Disclosure Statement ↗

"This report is a market appraisal and does not purport to be a valuation, registered or otherwise." Rental values may change with the market.

# 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 and 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

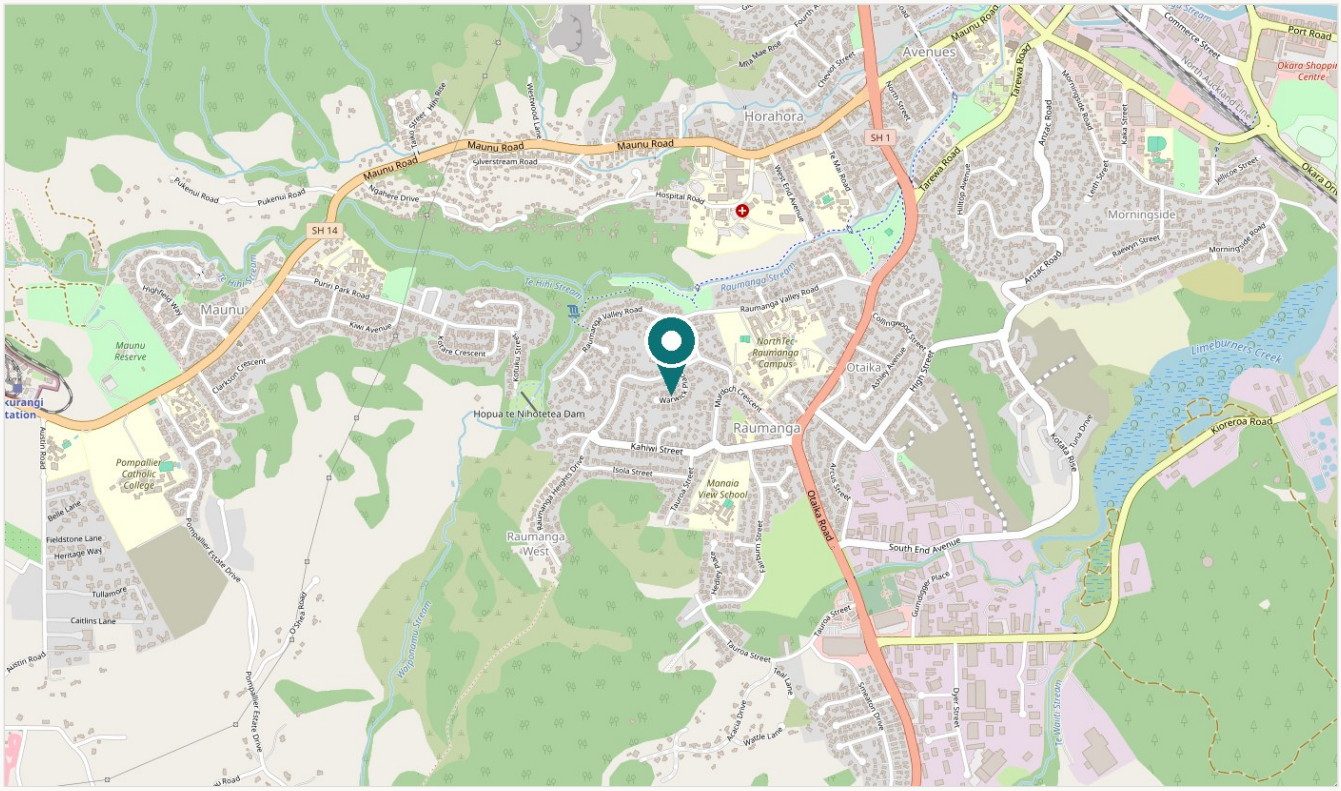
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

| | |
|---|---|
| **Land area** | ✓ Title: 1/2 share of 729 m² (Lot 19 DP 82837)<br>Listing 364m² = half of 729m² · **source: Certificate Of Title ↗** |
| **Title type** | ✓ Cross lease, Flat 2 DP 86674, 999 years from 16.5.1978; one other flat<br>Matches listing (rear home on a two-unit cross lease) · **source: Certificate Of Title ↗** |
| **Bedrooms & bathrooms** | ✓ Rental appraisal: 3 bed, 1 bath, parking 2<br>Matches listing (3 bed, 1 bath, 2 car) · **source: Rental Appraisal ↗** |
| **Floor area** | ✓ Council property record: floor area 120 m²<br>Matches listing (120m²) · **source: 10B Warwick Place Rates ↗** |
| **Heating** | ⚑ LIM: permit to install a Kent tile fire, 06/05/1986<br>Listing: wood burner; confirm the current burner is the permitted one · **source: LIM Report ↗** |
| **Land stability** | ⚑ LIM: PC1 High Land Instability<br>Not in the listing copy; disclosed in the disclosure statement · **source: LIM Report ↗** |
| **Asbestos** | ⚑ Disclosure: Fibrolite (asbestos) sheet<br>Not in the listing copy; get specialist advice before renovating · **source: Precontract Disclosure Statement ↗** |
| **Shared costs & insurance** | ⚑ Lease: costs split one half each and full insurance required; owners in practice maintain and insure separately<br>Check with your solicitor and lender · **source: Precontract Disclosure Statement ↗** |
| **Rates & value** | ✓ Rates $3,067.37 (2026/27); CV $350,000 (1 July 2024)<br>Information only · **source: LIM Report ↗** |
| **Flood & tsunami** | ✓ No river flood hazard identified; tsunami Green Zone – Safe Area<br>Consistent with the listing (no hazard claims made) · **source: LIM Report ↗** |

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.

07 · LOCATION

# Location & Raumanga




Map © OpenStreetMap contributors; location approximate. Tap the map to open 10B Warwick Place, Raumanga in Google Maps.

## FROM THE LISTING

Positioned in Raumanga, it is a short drive to the town centre and close to Whangārei Hospital, NorthTec, Te Wānanga o Aotearoa, Manaia View Kindergarten, bus routes and the Raumanga Scenic Reserve playground.

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



**$597,000**
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



**$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



**Enquiries Over $899,000**
108 Garbolino Road, Mangawhai



**$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; some images have been virtually staged. Please verify all information with Megan directly.