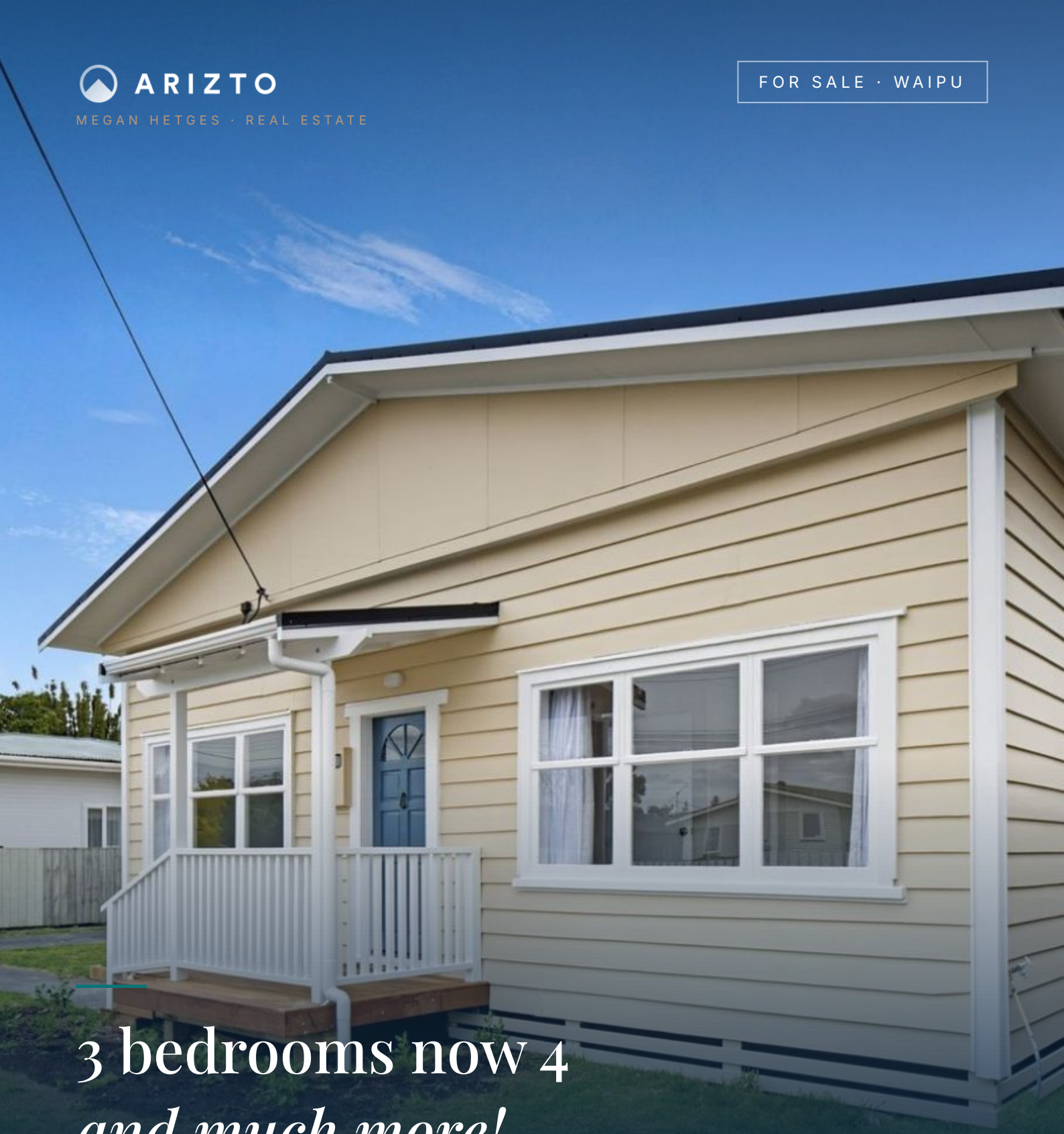
ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · WAIPU



3 bedrooms now 4 *and much more!*

11 St Marys Road, Waipu

$829,000

VIEW ONLINE →

4	2	4	150m²	809m²
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA*	LAND*

01 · THE PROPERTY

3 bedrooms now 4 and much more!

This is 11 St Marys Road like no one has seen before. A complete refurbishment has transformed this property into a stylish, modern home near everything locals love about Waipu.

Past the new timber picket fence and stained entrance steps with new rails, the original front door opens to striking new engineered timber floors. The three original bedrooms feature new carpet, joined by a brand new fourth master suite boasting a fully tiled ensuite with a large walk in shower.

The layout flows into a newly extended dining room, featuring a skylight that adds natural light to the space, and a sleek kitchen fitted with brand new appliances. The adjoining living area offers a new heat pump and plush carpet. A new family bathroom, a third guest toilet, and a dedicated laundry ensure absolute daily convenience, while new LED lighting brightens the entire home.

Outside, relax on the newly created covered concrete patio and tasteful paving leading to the new single carport and garden shed. Additional off-street parking and freshly resoiled grounds are ready for new grass to sprout.

With new exterior cladding, interior walls, insulation, wiring, plumbing, and an outdoor hot water cylinder, the hard work is done. Freshly painted inside and out including the new picket fence with the final inspection passed, CCC issued, and a LIM report on the way for total peace of mind, all that is left is to move in and enjoy Waipu living.

Waipu's village cafés, Four Square, local shops, Waipu Primary School and recreational facilities are all within easy reach, while Waipu Cove offers a beautiful coastal escape for beach days and seaside walks. It's a location that brings village convenience and relaxed living together.

Get in touch with Megan Hetges to arrange your viewing today!

Some Images are virtually staged and enhanced with digital grass.



02 · GALLERY

Living & Kitchen











Dining & Bedrooms













04 · GALLERY

Bathrooms & Laundry











Outdoor Living













Street Appeal & Grounds













Before & Now: Outside

FRONT FENCE BEFORE / NOW





DRIVEWAY SIDE BEFORE / NOW





BACK OF THE HOUSE BEFORE / NOW





BACK YARD BEFORE / NOW





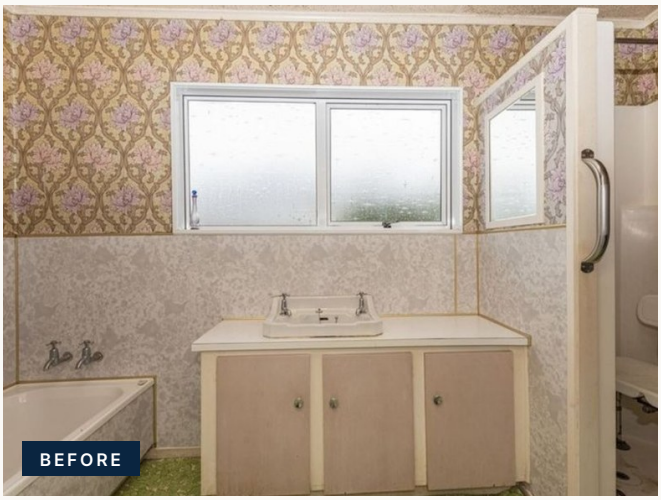
Before & Now: Inside

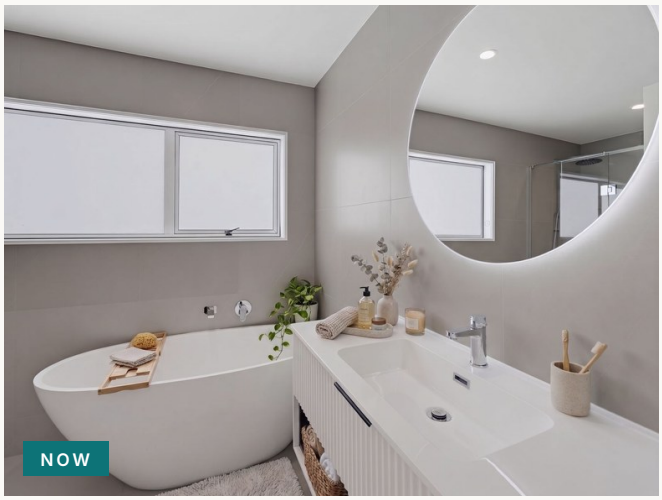
KITCHEN BEFORE / NOW





BATHROOM BEFORE / NOW





BEDROOM BEFORE / NOW





06 · GALLERY

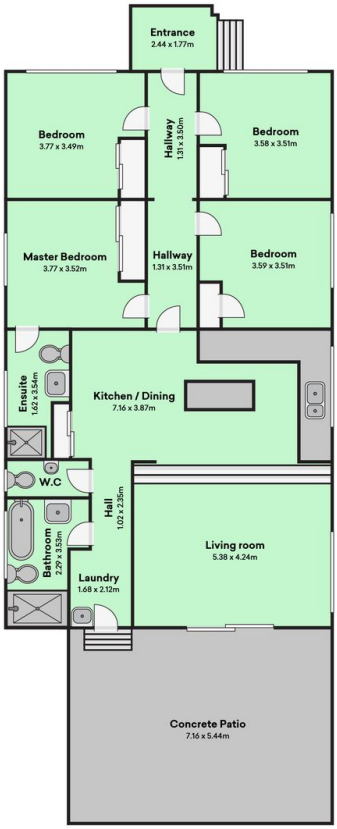
Aerial View



Aerial photo supplied with the listing. The boundary line shown is indicative only; the Record of Title (Lot 19 Deeds Plan W32, 809 square metres more or less) governs.

07 · LAYOUT

Floor Plan



ARIZTO 11 St Marys Road, Waipu

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.

Floor plan supplied by Arizto. Drawings are approximate and for illustration purposes only; all dimensions are measured internally and should be verified by the buyer.

Kitchen / Dining	7.16 × 3.87m
Living room	5.38 × 4.24m
Master Bedroom	3.77 × 3.52m + ensuite 1.62 × 3.54m
Concrete Patio	7.16 × 5.44m

08 · KEY FACTS

At a Glance

Price	$829,000
Bedrooms	4 (three original bedrooms with new carpet, plus a brand new master suite with fully tiled ensuite and large walk in shower)
Bathrooms	2 (family bathroom + ensuite) plus a third guest toilet
Car spaces	4 (new single carport plus additional off-street parking)
Floor area	150m² (as stated in the listing)
Land area	809m² (Record of Title: 809 square metres more or less)
Kitchen & living	Newly extended dining room with skylight; kitchen with brand new appliances; living area with new heat pump
Refurbishment	New exterior cladding, interior walls, insulation, wiring, plumbing and LED lighting; freshly painted inside and out
Outdoors	New covered concrete patio, paving, timber picket fence, garden shed
Hot water	Outdoor hot water cylinder
Council	Final inspection passed; CCC issued; LIM report on the way (per listing)

ROOM SIZES (FLOOR PLAN)

- Master Bedroom 3.77 × 3.52m
- Ensuite 1.62 × 3.54m
- Bedroom 3.77 × 3.49m
- Bedroom 3.58 × 3.51m
- Bedroom 3.59 × 3.51m
- Kitchen / Dining 7.16 × 3.87m
- Living room 5.38 × 4.24m
- Bathroom 2.29 × 3.53m
- Laundry 1.68 × 2.12m
- Entrance 2.44 × 1.77m

09 · DOCUMENTS

From the Property Documents

TITLE

Record of Title	NA112A/634 · Freehold (Fee Simple)
Legal description	Lot 19 Deeds Plan W32
Title area	809 square metres more or less
Interests	Mortgage 13660583.2 (registered 23.7.2026)
Search copy	Guaranteed Search Copy dated 2 November 2026

RENTAL APPRAISAL (ARIZTO, 3 NOVEMBER 2026)

Assessed rent	Approximately $750.00 to $790.00 per week
As described	4 bedrooms · 2 bathrooms · 1 living area · parking 4

CODE COMPLIANCE CERTIFICATE (WDC, 16 NOVEMBER 2026)

Building consent	BC2600786 · Alteration to Existing Dwelling - New Bedroom and Ensuite, Re-clad to Rear of Dwelling
Code compliance	Code Compliance Certificate (Form 7) issued by Whangarei District Council on 16 November 2026

NOT SUPPLIED WITH THIS LISTING

LIM report	No LIM report is published with the listing. The listing states a LIM report is on the way.

*Floor area as stated in the listing (150m²); land area per Record of Title (809m²). Buyers should review the full documents and seek independent advice.

PROPERTY DOCUMENTS

Document Index

These documents are published with the listing. The following pages summarise them in booklet form; tap any title to open the original.

Title & Legal p.15 · **Rental Appraisal** p.16 · **Rates** p.17 · **Code Compliance** p.18 · **Fact Check** p.19 · **Buyer Guides** p.20

A

Certificate Of Title (2 pp)

Record of Title NA112A/634 (Lot 19 Deeds Plan W32, 809m², fee simple), with its registered interest. Search copy dated 2 November 2026.

Booklet summary p.15 · **Original ↗**

B

Rental Appraisal (2 pp)

Arizto rental appraisal dated 3 November 2026: about $750–$790 per week.

Booklet summary p.16 · **Original ↗**

C

Buyers Guide (6 pp)

The Real Estate Authority's guide to the buying journey (settled.govt.nz): general, not specific to this property.

Booklet summary p.20 · **Original ↗**

D

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).

Booklet summary p.20 · **Original ↗**

E

Rates Information (WDC) (2 pp)

Whangarei District Council property and rates information: 2026/2027 capital value $670,000, land value $390,000, with rates history.

Booklet summary p.17

F

Code Compliance Certificate (2 pp)

Whangarei District Council Form 7 certificate for building consent BC2600786 (new bedroom and ensuite, re-clad to rear of dwelling), issued 16 November 2026.

Booklet summary p.18 · **Original ↗**

Title & Legal

RECORD OF TITLE

Identifier	NA112A/634
Land Registration District	North Auckland
Date issued	15 July 1997
Prior reference	NA93C/545
Estate	Fee Simple
Area	809 square metres more or less
Legal description	Lot 19 Deeds Plan W32
Title type	Freehold · Limited as to Parcels
Registered owners	Shown on the original document (individual names not reproduced here)
Search copy	Guaranteed Search Copy dated 02/11/26 9:03 am (Transaction ID 10675146)

REGISTERED INTERESTS

Mortgage	13660583.2 Mortgage to Basecorp Finance Limited – 23.7.2026 at 4:44 pm
Other interests	None other is listed on this search copy (no easement, covenant or consent notice shown)

View original document: Certificate Of Title ↗

"Limited as to Parcels" means the boundaries are not guaranteed by the Crown. Summarised from the 2-page search copy; the full document governs. Seek legal advice on how the title and its interests affect you.

Rental Appraisal

ARIZTO RENTAL APPRAISAL, 3 NOVEMBER 2026

Property	11 St Marys Road, Waipu
Bedrooms	4
Bathrooms	2
Living area	1
Parking	4
As described	Living area with a kitchen and dining; four bedrooms with the master featuring an ensuite; grass lawn area and patio space; off-street parking
Assessed rent	Approximately $750.00 to $790.00 per week

View original document: Rental Appraisal ↗

"This report is a market appraisal and does not purport to be a valuation, registered or otherwise." Rental values are relevant to the market at the time of the appraisal and may change as market conditions fluctuate.

Rates

WHANGAREI DISTRICT COUNCIL PROPERTY INFORMATION

Address	11 St Mary's Road Waipu 0510
Legal description	LOT 19 PLAN W32
Record of Title	112A/634
Assessment number	0039034100
Property ID	10260
Land area (hectares)	0.0809
Floor area (square metres)	150
Improvements	DWG OBS OI
Land use code	Residential Single Unit
Property category	RD193B

RATING VALUATION, 2026/2027

Capital value	$670,000
Land value	$390,000
Rates 2026/2027	WDC rates $3,312.98 · NRC rates $597.72

RATES HISTORY (MOST RECENT FIVE YEARS)

Rating year	Land value	Capital value	WDC rates	NRC rates
2026/2027	$390,000	$670,000	$3,312.98	$597.72
2025/2026	$390,000	$670,000	$3,083.75	$633.56
2024/2025	$390,000	$680,000	$2,815.18	$608.7
2023/2024	$390,000	$680,000	$2,512.71	$544.34
2022/2023	$390,000	$680,000	$2,329.1	$499.03

Figures as printed on the council property and rates information page supplied (2 pages). The improvements value and rates instalments are not shown on it, and the Total Rates column is cut off on the printed copy. WDC = Whangarei District Council; NRC = Northland Regional Council. Confirm current rates with the council.

Code Compliance Certificate

WHANGAREI DISTRICT COUNCIL · FORM 7 (SECTION 95, BUILDING ACT 2004)

Street address	11 St Mary's Road, Waipu 0510
Legal description	LOT 19 DEEDS PLAN W32
Current, lawfully established, use	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed	1935
Owner	Shown on the original document (names and contact details not reproduced here)

BUILDING WORK

Building consent number	BC2600786
Description	Alteration to Existing Dwelling - New Bedroom and Ensuite, Re-clad to Rear of Dwelling
Issued by	Whangarei District Council

CODE COMPLIANCE

Decision	"The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent."
Signed	Building Control Officer - Inspections, on behalf of Whangarei District Council
Date	16 November 2026

View original document: Code Compliance Certificate ↗

Summarised from the 2-page council certificate; the full document governs. The certificate covers the building work under consent BC2600786 only. Buyers should obtain a LIM report and seek independent advice.

PROPERTY DOCUMENTS · CHECK

Fact Check

Key facts from the documents checked against the listing copy on 16 November 2026. ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Title & area	✓ NA112A/634 · Lot 19 Deeds Plan W32 · 809m² · fee simple Matches listing (809m²) · **source: Certificate Of Title ↗**
Interests	✓ Mortgage 13660583.2 to Basecorp Finance Limited (23.7.2026) No easement, covenant or consent notice shown on the search copy; ask your solicitor about the mortgage at settlement · **source: Certificate Of Title ↗**
Bedrooms & bathrooms	✓ Appraisal: 4 bedrooms, 2 bathrooms, master with ensuite Matches listing; the floor plan shows four bedrooms, ensuite, bathroom and separate W.C · **source: Rental Appraisal ↗**
Car spaces	✓ Appraisal: parking 4 Matches listing (4 car spaces) · **source: Rental Appraisal ↗**
Floor area	⚑ Listing: 150m² Not stated in any supplied document; the floor plan gives room sizes only; confirm · source: listing / floor plan
Council records	✓ Listing: final inspection passed, CCC issued, LIM on the way Matches the Code Compliance Certificate for consent BC2600786, issued 16 November 2026; rates information supplied (see Rates page); no LIM supplied yet · **source: Code Compliance Certificate ↗**
Photos	⚑ Listing: some images are virtually staged and enhanced with digital grass View the property in person · source: listing / floor plan
Rent	✓ $750–$790 per week Appraisal only, not a valuation; may change · **source: Rental Appraisal ↗**

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.

Buyer Guides

BUYERS GUIDE — THE HOME-BUYING JOURNEY (6 PAGES)

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, auction and tender.

View original document: Buyers Guide ↗

SALE AND PURCHASE AGREEMENT GUIDE (8 PAGES)

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 settlement follows.

View original document: 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.

Recently Sold Nearby



SOLD

11 Argyle Street, Waipu

$850,000

Sold 20 May 2026

3	2	2	685 m²	110 m²	$700,000
BEDROOMS	BATHROOMS	CAR SPACES	LAND AREA	FLOOR AREA	CV · 1 JULY 2024

"With fantastic indoor-outdoor flow, the three-bedroom home is open plan with the living area sweeping out through the French doors to the deck" — from the listing description











Source: REINZ PropertySmarts (sale price and date, bedrooms, bathrooms, car spaces, land area, CV). Floor area: council record (Trade Me / realestate.co.nz). Photos: Harcourts Waipu (Waipu Real Estate Ltd, Licensed REAA 2008) sale listing for 11 Argyle Street.

Recently Sold Nearby



SOLD

15 Argyle Street, Waipu

$880,000

Sold 22 May 2026

3	1	2	683 m²	106 m²	$670,000
BEDROOMS	BATHROOM	CAR SPACES	LAND AREA	FLOOR AREA	CV · 1 JULY 2024

"Light-filled living spaces flow effortlessly to new bi-folding wooden doors that open onto expansive north-facing hardwood decking" — from the listing description











Source: REINZ PropertySmarts (sale price and date, bedrooms, bathrooms, car spaces, land and floor area, CV). Photos: Harcourts Waipu (Waipu Real Estate Ltd, Licensed REAA 2008) sale listing for 15 Argyle Street.

Recently Sold Nearby



SOLD

12 Argyle Street, Waipu

$823,000

Sold 22 May 2026

4	2	4	544 m²	93 m²	$670,000
BEDROOMS	BATHROOMS	CAR SPACES	LAND AREA	FLOOR AREA	CV · 1 JULY 2024

"a fabulous covered outdoor porch that will quickly become a favourite place to entertain, unwind or enjoy long summer evenings with family and friends" — from the listing description





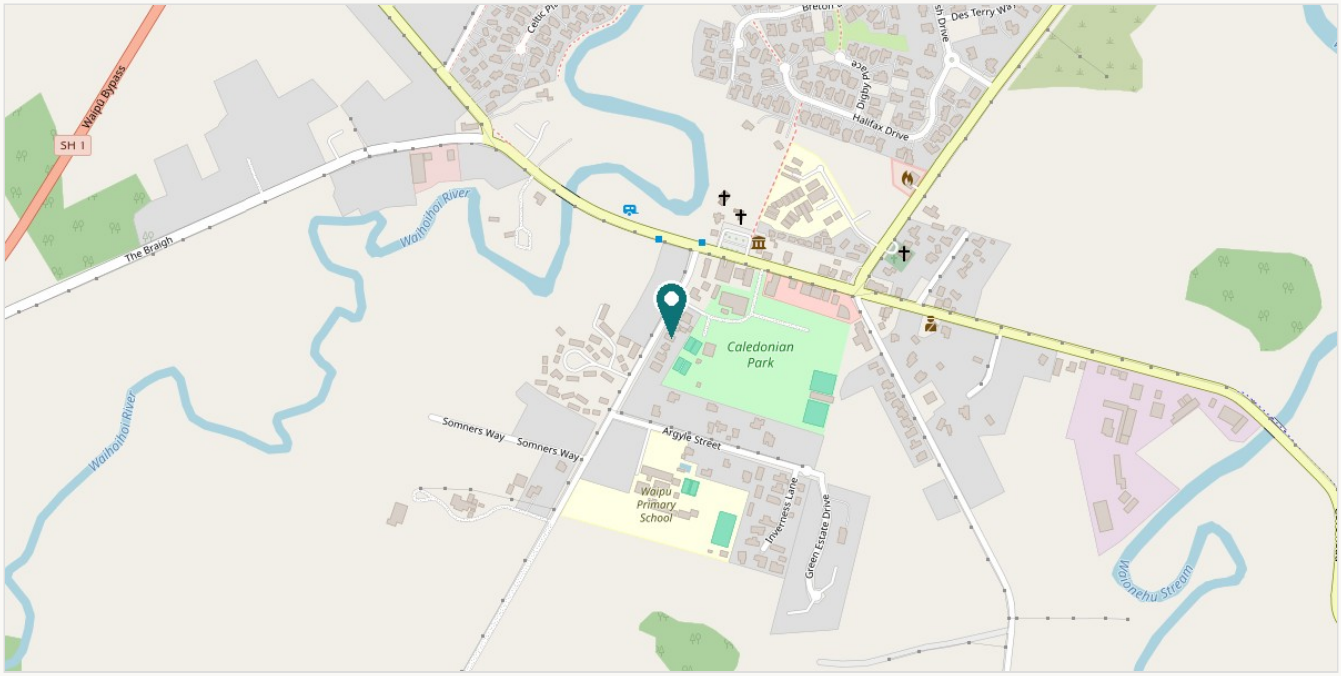






Source: REINZ PropertySmarts (sale price and date, bedrooms, car spaces, land area, CV). Bathrooms: council record / listing. Floor area: council record (Trade Me / realestate.co.nz). Photos: Harcourts Waipu (Waipu Real Estate Ltd, Licensed REAA 2008) sale listing for 12 Argyle Street.

Location & Waipu



Map © OpenStreetMap contributors; location approximate. Tap the map to open 11 St Marys Road, Waipu in Google Maps.

LIVING IN WAIPU

Waipu is a village with proud Scottish heritage: Gaelic-speaking settlers arrived from Nova Scotia in the 1850s, and the Waipu Caledonian Society has held its Highland Games every New Year's Day since 1871. The village centre has cafés and shops, and the Bream Bay coast is close by, with Waipu Cove and Langs Beach just to the south. Whangārei is about 35 minutes away and Auckland about 90 minutes.

Open in Google Maps → **Waipu homes for sale →** **Waipu area guide →**



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



$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



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 · Also on arizto.co.nz

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. Floor plan is believed accurate but should be verified. Some Images are virtually staged and enhanced with digital grass. Please verify all information with Megan directly.