ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MANGAWHAI HEADS



Brynderwyn Hill Views *from the Deck!*

12 Devon Street, Mangawhai Heads

$1,149,000

VIEW ONLINE →

3	2	145m²	709m²
BEDROOMS	BATHROOMS	FLOOR	LAND

01 · THE PROPERTY

12 Devon Street, Mangawhai Heads

Brynderwyn Hill Views from the Deck!

Positioned in a quiet, elevated cul-de-sac at the sought after end of Mangawhai Heads, this stylish property offers the ultimate low maintenance lifestyle whether as a permanent family residence or a turn key beach house. The location is truly hard to beat across the road is a scenic walkway down to the southern end of the Mangawhai Estuary, while the boat ramp, Wood Street shops, golf club, and surf beach are just moments away.

Built by Coastal Homes, the design is modern, functional, and built for effortless indoor outdoor flow. The sun drenched open plan living area features large bifold doors that open onto an expansive north facing deck. With covered outdoor entertaining spaces, you can enjoy relaxed alfresco dining against a backdrop of sweeping rural views over the Brynderwyns.

The layout showcases a serene master suite with an ensuite, opening directly onto a sheltered deck for year round relaxation. Two additional light filled bedrooms are serviced by a separate toilet and family bathroom. Bedroom three enjoys independent street access via the deck making it an ideal home office, studio, or guest retreat.

Sitting on a level, easy-care 709sqm site, a carpeted double internal garage offers secure access, while the property boasts ample front and deck side parking on the grass perfect for the boat or caravan. Convenient gate access straight into the fully fenced backyard and right up to the garage, creating a safe haven for kids, pets.

Impeccably maintained and featuring durable Linea weatherboard construction, 12 Devon Street is ready for you to move in and enjoy the ultimate coastal dream. Get in touch with Megan to make it yours today!

Some images are virtually staged!



02 · GALLERY

Living & Kitchen















Some images are virtually staged (listing).

Lounge & Bedrooms















Decks & Outdoors















Garage, Laundry & Aerials















Boundary lines and labels on aerial photos are indicative only.

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	$1,149,000
Land	709m² (Record of Title 198947, Lot 4 DP 348507)
Floor area	145m² (listing)
Bedrooms / bathrooms	3 bedrooms (master with ensuite) · family bathroom and separate toilet
Parking	Carpeted double internal garage, plus front and deck-side parking on the grass
Builder	Coastal Homes; Linea weatherboard (listing)
Code compliance	CCC 11 0348 for the new dwelling, Lot 4 DP 348507 (council property file)
Rating values (KDC, 1 Sept 2023)	Land $500,000 · Improvements $650,000 · Capital value $1,150,000
Wastewater	Communal wastewater treatment and disposal scheme (consent notice)
Rental appraisal	$630 to $670 per week (Arizto, 30 August 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 & Instruments p.10 · **Council Property File** p.11 · **Rates & Rental Appraisal** p.12 · **Buyer Guides** p.13 · **Fact Check** p.14

A

Rental Appraisal (2 pp)

Arizto rental appraisal dated 30 August 2026.

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

B

Certificate Of Title (4 pp)

Record of Title 198947: Lot 4 DP 348507, 709 m², fee simple.

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

C

Council Property File (157 pp)

Kaipara District Council property file, including the building consent and code compliance certificate for the dwelling.

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

D

12 Devon Street Rates (3 pp)

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

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

E

12 Devon Street easement 4 (5 pp)

Easement Instrument 7034455.7 (scanned).

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

F

12 Devon Street 3 (10 pp)

Easement Instrument 7034455.12, including the land covenant (scanned).

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

G

12 Devon Street Instrument 1 (6 pp)

Easement Instrument 7081967.1 (scanned).

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

H

12 Devon Street instrument (4 pp)

Consent Notice 7034455.2 under s221 RMA (scanned).

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

I

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.13) → **View original document ↗**

J

Buyers Guide (6 pp)

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

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

Title & Instruments

RECORD OF TITLE 198947

Estate	Fee simple
Land	709 m² more or less · Lot 4 Deposited Plan 348507
Issued	18 September 2006 (prior reference NA54D/499)
Interests	Subject to Section 59 Land Act 1948; Consent Notice 7034455.2 (s221 RMA); appurtenant rights to drain wastewater and stormwater (Easement Instruments 7034455.7 and 7081967.1); Land Covenant in Easement Instrument 7034455.12
Search copy	Guaranteed Search Copy dated 27 August 2026

View original: Certificate Of Title ↗

REGISTERED INSTRUMENTS (SCANNED)

7034455.7 (E)	Easement instrument, 2006 — wastewater and stormwater drainage rights
7034455.12 (F)	Easement instrument containing the land covenant
7081967.1 (G)	Easement instrument, October 2006 — wastewater and stormwater drainage rights
7034455.2 (H)	Kaipara District Council consent notice for the subdivision; includes conditions on membership of the entity that owns, operates and maintains the communal wastewater treatment and disposal system

View original: 12 Devon Street easement 4 ↗ · View original: 12 Devon Street 3 ↗ · View original: 12 Devon Street Instrument 1 ↗ · View original: 12 Devon Street instrument ↗

Council Property File

DWELLING CONSENT AND CODE COMPLIANCE

Building	Housing Detached — New Dwelling, Devon Street, Mangawhai (Lot 4 DP 348507)
Builder	C/- Coastal Homes NZ Ltd
Code compliance	Code Compliance Certificate 11 0348 (Form 7, s95 Building Act 2004), scanned April 2012
Wastewater	Planning notes refer to consent notices RM050267 for the lots in DP 348507 and to the communal wastewater treatment and disposal scheme

View original: Council Property File ↗

The property file is 157 pages, mostly scanned; please open the original for full detail.

Rates & Rental Appraisal

KAIPARA DISTRICT COUNCIL RATING INFORMATION (2026/2027)

Valuation no.	0122183718
Property area	0.0709 ha
Rating valuation (as at 1 Sept 2023)	Land value $500,000 · Improvements $650,000 · Capital value $1,150,000

View original: 12 Devon Street Rates ↗

RENTAL APPRAISAL (30 AUGUST 2026)

Assessment	Approximately $630 to $670 per week
Basis	3 bedrooms, 2 bathrooms

View original: Rental Appraisal ↗

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

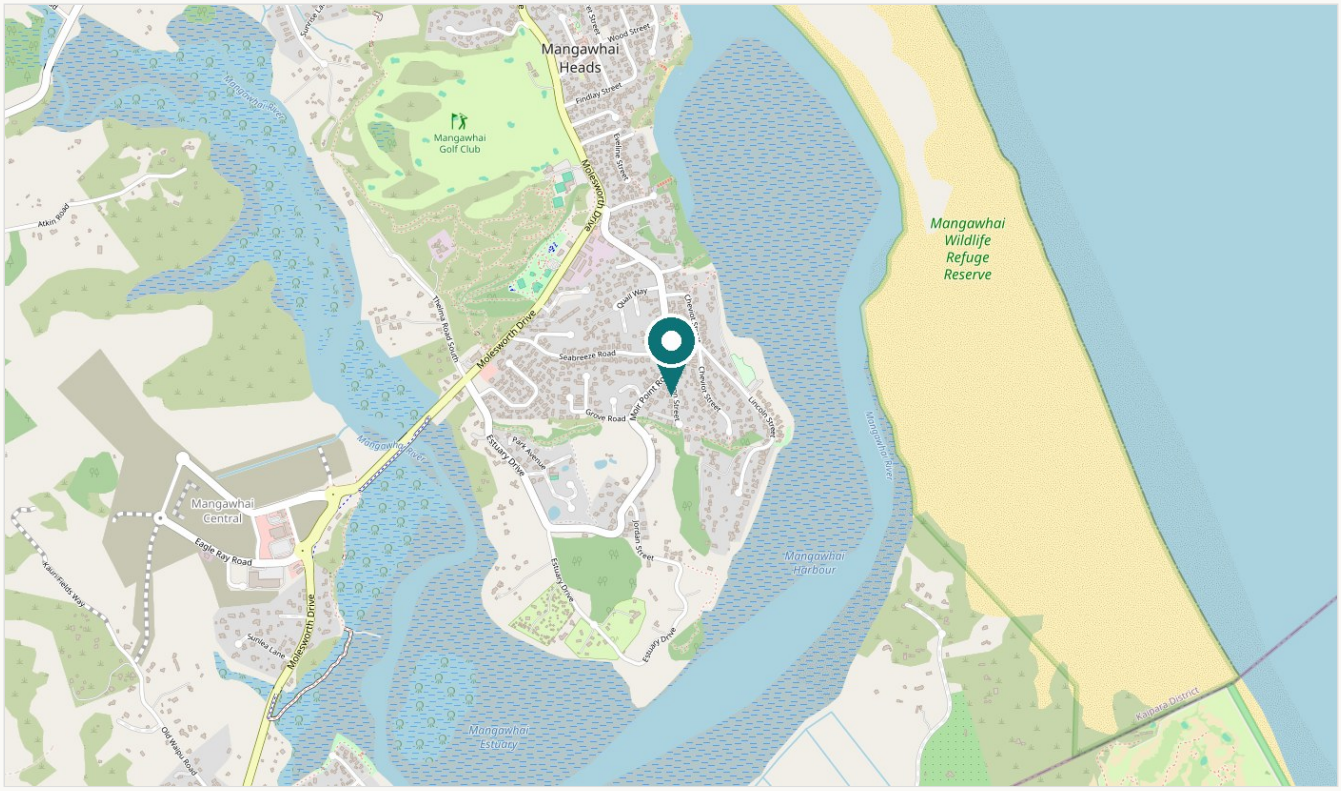
Fact Check

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	✓ Record of Title: 709 m² Matches listing · **source: Certificate Of Title ↗**
Legal description	✓ Lot 4 DP 348507 Same on rates and CCC · **source: Certificate Of Title ↗**
Bedrooms / bathrooms	✓ Rental appraisal: 3 bedrooms, 2 bathrooms Matches listing · **source: Rental Appraisal ↗**
Builder	✓ Coastal Homes NZ Ltd on the consent file Matches listing · **source: Council Property File ↗**
Code compliance	✓ CCC 11 0348 for the new dwelling Issued · **source: Council Property File ↗**
Floor area	⚑ Not confirmed from the documents read Listing says 145m²; buyer to verify · source: listing page
Wastewater	⚑ Communal scheme; owner must belong to the managing entity (consent notice) Check ongoing obligations and costs · **source: 12 Devon Street instrument ↗**
Building consent conditions	⚑ A consent condition list in the file refers to a s72 Building Act entry (natural hazard) Check with the council whether this applies to this title · **source: Council Property File ↗**
Rating value	✓ Capital value $1,150,000 (1 Sept 2023) For reference · **source: 12 Devon Street Rates ↗**

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 Heads



Map © OpenStreetMap contributors; location approximate. Tap the map to open 12 Devon Street, Mangawhai Heads in Google Maps.

FROM THE LISTING

Positioned in a quiet, elevated cul-de-sac at the sought-after end of Mangawhai Heads, this stylish property offers the ultimate low-maintenance lifestyle – whether as a permanent family residence or a turn-key beach house. The location is truly hard to beat: across the road is a scenic walkway down to the southern end of the Mangawhai Estuary, while the boat ramp, Wood Street shops, golf club and surf beach are just moments away.

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



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 are virtually staged. Please verify all information with Megan directly.