ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MAUNU



North Facing, *4 car Garaging!*

18 Te Hape Road, Maunu

Enquiries Over $899,000

VIEW ONLINE →

3	2	4	170m²	1920m²
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA	LAND

01 · THE PROPERTY

North Facing, 4 car Garaging!

Positioned in a highly sought after Maunu location, this well maintained residence offers a relaxed, semi rural lifestyle just minutes from Whangarei's city centre. Set on a private, north facing 1,920m² section, the 170m² home combines practical family living with extensive garaging.

The ground floor features a double bedroom and full bathroom, alongside a formal lounge, a separate dining area, and a central kitchen complete with generous bench space and a breakfast bar. A separate laundry adds daily convenience. Natural light fills the living spaces, which flow seamlessly outdoors to a sheltered, wrap around verandah overlooking the established gardens and sweeping lawns. Upstairs, the master bedroom includes a ceiling fan and shares a second bathroom with an additional double bedroom. Both upstairs rooms feature character sloping ceilings and pleasant outlooks over the grounds.

A standout feature is the property's exceptional vehicle and workshop accommodation. It includes two separate double garages, offering secure parking for four vehicles, plus a workshop and a spacious mezzanine loft above one garage, providing excellent options for hobbies or additional storage. Ample off street parking is also available.

Located on Te Hape Road, the property is a short distance from Maunu School, local cafes, and Kiwi North. Contact Megan Hetges to arrange your viewing.



02 · GALLERY

Kitchen, Dining & Living















Bedrooms & Bathrooms















Wrap Around Verandah















Gardens & Lawns















Garaging, Loft & Aerial Views











07 · 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.

Ground floor	Kitchen 5.14 × 6.42m · Living room 6.03 × 3.24m · Bedroom 3.61 × 3.03m · Bathroom 2.48 × 1.99m · Laundry 1.59 x 2.00m · Hallways 5.62 × 0.94m and 1.73 × 1.41m
Deck	Wrap around deck 14.65 × 4.70m
Upstairs	Bedroom 5.20 × 4.14m · Bedroom 3.53 × 4.17m · Bathroom 2.45 × 1.61m · Hallway 2.39 × 1.01m
Garaging	Garage 6.85 × 7.27m with storage 1.68 × 3.44m · Garage 7.72 × 7.21m · Attic / loft 7.36 × 4.58m

08 · KEY FACTS

At a Glance

Price	Enquiries Over $899,000
Bedrooms	3: a double bedroom on the ground floor; upstairs, the master bedroom (ceiling fan) and an additional double bedroom (listing)
Bathrooms	2: a full bathroom on the ground floor and a second bathroom upstairs (listing)
Car spaces	4 (listing): two separate double garages, plus ample off street parking
Floor area	170m² (listing; council rates record: 170 square metres)
Land	1920m² (listing; Record of Title: 1920 square metres more or less; north facing)
Living	Formal lounge, separate dining area, central kitchen with breakfast bar, separate laundry; wrap around verandah (listing)
Workshop & loft	A workshop and a spacious mezzanine loft above one garage (listing)
Title	Freehold (fee simple) · Record of Title NA55C/1224 · Lot 3 DP 100992
Rates 2026/2027	$3,163.34 · Capital value $850,000 as at 1 July 2024 (2026/2027 rating year)
Open homes	Saturday 21 Nov 12:00 pm to 12:30 pm · Saturday 28 Nov 12:00 pm to 12:30 pm (Arizto)

Figures as published on the Arizto listing, with document references in brackets. Please verify all information with Megan directly.

From the Property Documents

TITLE

Record of Title	NA55C/1224 · Freehold (fee simple) · issued 14 December 1983
Legal description	Lot 3 Deposited Plan 100992
Title area	1920 square metres more or less
Interests	Mortgage 6123414.3 (2004) only; no easements or covenants are listed on the title
Search copy	Guaranteed Search Copy dated 16 November 2026

COUNCIL & HAZARDS

Building records (LIM, 2004)	Dwelling permit issued 4 January 1984; garage permit issued 20 June 1985; Building Consent 58562 (dwelling alterations and new garage) issued 20 June 2002
Code compliance (LIM, 2004)	For consent 58562: "Code Compliance Certificate not yet issued"
Services (LIM, 2004)	Council water supply; site drainage plan on file
Zoning (LIM, 2004)	Transitional District Plan: Residential A Zone · Proposed District Plan: Living 1 Environment
Flood hazard	LIM: flood susceptible area (Flood Susceptible Map 41). Disclosure statement: overland flow path and river flood hazard zone through the eastern, rear portion of the section

RATES

Rates 2026/2027	$3,163.34 (Whangarei District Council $2,506.90 · Northland Regional Council $656.44)
Rating valuation 2026/2027 (as at 1 July 2024)	Land $450,000 · Capital value $850,000
Council records	Assessment 0035014546 · land area 0.192 ha · floor area 170 m²

Summaries of the documents published with the listing. Buyers should review the full documents and seek independent legal 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, Rates & Valuation p.12 · LIM Report (2004) p.13 · Disclosure Statement p.14 · Buyer Guides p.15 · Fact Check p.16

A

LIM Report (101 pp)

Whangarei District Council Land Information Memorandum 74621, issued 9 June 2004, with maps, hazard notes, services, rates screens and the building files (scanned).

Summary in this booklet → View original document ↗

B

Certificate Of Title (2 pp)

Record of Title NA55C/1224 (freehold), Lot 3 DP 100992, 1920 m²; search copy dated 16 November 2026.

Summary in this booklet → View original document ↗

C

Precontract Disclosure Statement (2 pp)

Arizto property disclosure form: overland flow path and river flood hazard zone at the rear of the section, with hazard maps.

Summary in this booklet → View original document ↗

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).

Summary in this booklet → View original document ↗

E

Buyers Guide (6 pp)

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

Summary in this booklet → View original document ↗

F

18 Te Hape Road Rates (2 pp)

Whangarei District Council property and rates information: 2026/2027 rates $3,163.34; capital value $850,000 as at 1 July 2024.

Summary in this booklet → View original document ↗

Title, Rates & Valuation

RECORD OF TITLE NA55C/1224

Estate	Fee simple (freehold)
Area	1920 square metres more or less
Legal description	Lot 3 Deposited Plan 100992
Land registration district	North Auckland
Date issued	14 December 1983 (prior reference NA2071/60)
Interests	6123414.3 Mortgage to Bank of New Zealand, 23 August 2004
Search copy	Guaranteed Search Copy dated 16 November 2026

View original: Certificate Of Title ↗

The title lists a registered mortgage only; no easements, covenants or consent notices are recorded on it. Your solicitor should review the title.

RATES · WHANGAREI DISTRICT COUNCIL PROPERTY INFORMATION

Assessment number	0035014546 · Property ID 6380
Address	18 Te Hape Road Whangarei 0179
Legal / title	Lot 3 DP 100992 Blk XI Purua SD · Record of Title 55C/1224
Land area	0.192 hectares
Floor area	170 square metres
Improvements	DWG OBS OI · Residential Single Unit · 1 unit · category RD198B
Rating valuation 2026/2027 (as at 1 July 2024)	Land value $450,000 · Capital value $850,000

RATES HISTORY (RECENT YEARS)

Rating year	Land value	Capital value	WDC + NRC rates	Total rates
2026/2027	$450,000	$850,000 as at 1 July 2024	$2,506.90 + $656.44	$3,163.34
2025/2026	$450,000	$850,000	$2,292.79 + $693.88	$2,986.67
2024/2025	$425,000	$860,000	$1,982.87 + $660.39	$2,643.26
2023/2024	$425,000	$860,000	$1,692.36 + $596.32	$2,288.68

View original: 18 Te Hape Road Rates ↗

Figures from the council rates screens published with the listing. The council record does not state the valuation date; 1 July 2024 is from CoreLogic. Rates may change each year.

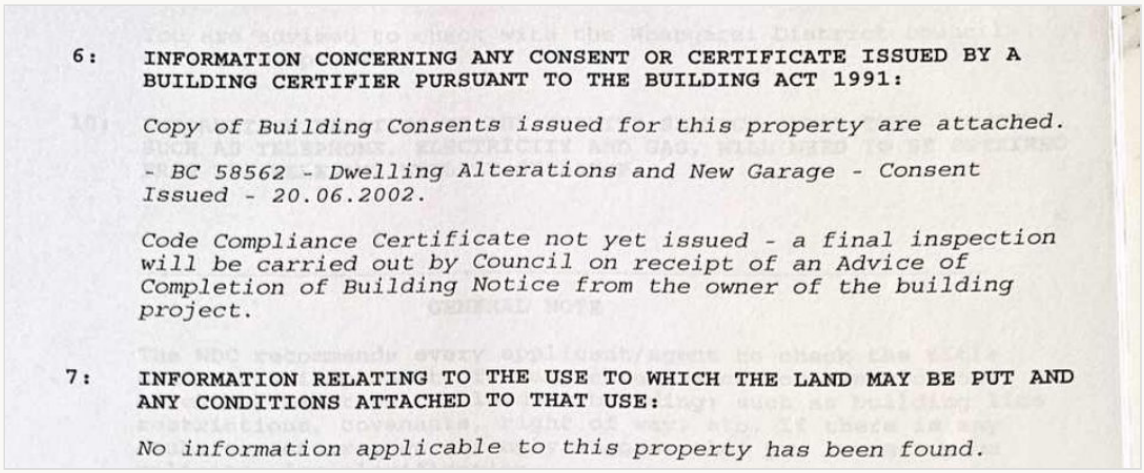
PROPERTY DOCUMENTS · A

LIM Report (2004)

LAND INFORMATION MEMORANDUM 74621 · WHANGAREI DISTRICT COUNCIL

Issued	9 June 2004 (received 4 June 2004)
Site	18 Te Hape Rd, R D 9, Whangarei · Lot 3 DP 100992 (DP 100992 deposited December 1983)
Special features	"This property is located in a Flood Susceptible area identified by Campbell Consulting Ltd and yet to be notified by Council" (Flood Susceptible Map 41). Any future building consent application "MAY BE subject to Section 36 of the Building Act 1991"
Services	Council water supply (underground service sheet 60.11); site drainage plan attached
Permits	Erect dwelling: permit issued 4 January 1984 · Erect garage: permit issued 20 June 1985
Building consent	BC 58562, dwelling alterations and new garage, issued 20 June 2002 (close in existing verandah and extend lounge 1.4m; erect new Ideal garage)
Code compliance	"Code Compliance Certificate not yet issued – a final inspection will be carried out by Council on receipt of an Advice of Completion of Building Notice from the owner of the building project."
Zoning (2004)	Transitional District Plan: Residential A Zone · Proposed District Plan: Living 1 Environment
Original dwelling (1983 permit)	Floor area: ground floor 82.34 m², other floors 47.33 m², total 129.67 m²; site area 1920 m²

View original: LIM Report ↗



6: INFORMATION CONCERNING ANY CONSENT OR CERTIFICATE ISSUED BY A BUILDING CERTIFIER PURSUANT TO THE BUILDING ACT 1991:

Copy of Building Consents issued for this property are attached.

- BC 58562 - Dwelling Alterations and New Garage - Consent Issued - 20.06.2002.

Code Compliance Certificate not yet issued - a final inspection will be carried out by Council on receipt of an Advice of Completion of Building Notice from the owner of the building project.

7: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE:

No information applicable to this property has been found.

LIM 74621, item 6: building consent 58562 and the code compliance note (page 5 of the LIM report); tap to open the original.

This LIM was issued in 2004 and reflects council records at that time; a current LIM will show any later consents, certificates and the current district plan zoning. The building files are scanned.

Disclosure Statement

ARIZTO PROPERTY DISCLOSURE FORM

Flood susceptibility and overland flow path	An overland flow path and river flood hazard zone run through the eastern, rear portion of the section, to the right side of the dwelling and garage, behind the established trees and plantings. The disclosure states the house and everyday outdoor living spaces are separate from this zone and do not cross into the flow path
Water pooling	During heavy or prolonged rainfall the lower lawn area acts as a natural drainage route and is likely to experience surface water and temporary pooling
Future development	New structures or significant earthworks in the affected rear area are subject to District Plan rules and a suitably qualified professional's report; otherwise council may refuse consent or register a Section 36(2) natural hazard notice on the title
Insurance	"There is currently no Section 36(2) notice on the title restricting EQC cover"; buyers are strongly advised to consult their insurance provider before going unconditional
Managing the hazard	Do not construct solid fences, retaining walls or raised gardens across the flow path without engineering advice; keep drainage channels and grates clear

View original: Precontract Disclosure Statement ↗

HAZARD MAPS

View the hazard maps (Whangarei District Council and Northland Regional Council) in the disclosure statement, page 2

Open the disclosure statement at page 2 ↗

Or open the councils' live map viewers (search 18 Te Hape Road on each map):

Whangarei District Council hazard maps ↗

Northland Regional Council natural hazards map ↗

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

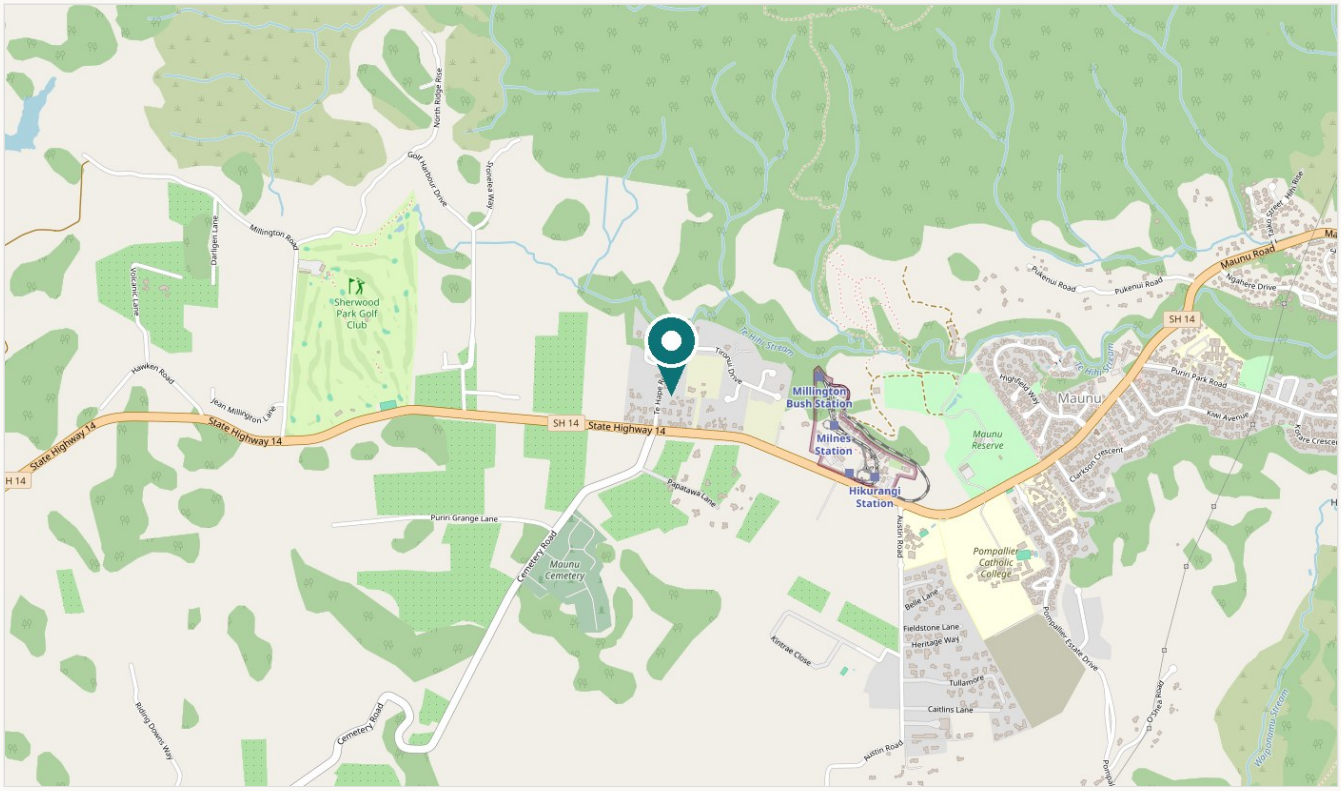
Fact Check

Key facts from the documents checked against the Arizto listing on 17 November 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: 1920 m² more or less; rates record 0.192 ha Matches listing (1920m²) · **source: Certificate Of Title ↗**
Floor area	✓ Council rates record: 170 m² Matches listing (170m²) · **source: 18 Te Hape Road Rates ↗**
Floor area history	⚑ 1983 dwelling permit: 129.67 m² total; 2002 consent 58562 extended the lounge 1.4m over the verandah Permit figures are below 170 m²; confirm with the vendor or council what the 170 m² includes · **source: LIM Report ↗**
Beds & baths	✓ Floor plan: bedroom and bathroom on the ground floor; two bedrooms and a bathroom upstairs Matches listing (3 bed, 2 bath) · source: listing page
Garaging	✓ Floor plan: garages 6.85 × 7.27m and 7.72 × 7.21m, attic / loft 7.36 × 4.58m; LIM: garage permit 1985 and new garage under consent 58562 (2002) Consistent with the listing's two separate double garages and mezzanine loft · **source: LIM Report ↗**
Code compliance	⚑ LIM (2004): consent 58562 "Code Compliance Certificate not yet issued" Check with Whangarei District Council whether a CCC has since been issued · **source: LIM Report ↗**
Flood hazard	⚑ LIM: flood susceptible area; disclosure: overland flow path and river flood hazard zone at the rear Not in the listing copy; read the disclosure statement and check insurance · **source: Precontract Disclosure Statement ↗**
LIM date	⚑ LIM 74621 issued 9 June 2004 Older LIM; a current LIM is recommended · **source: LIM Report ↗**
Title	✓ Freehold; mortgage only, no easements or covenants listed Information only · **source: Certificate Of Title ↗**
Rates & value	✓ Rates $3,163.34 (2026/2027); CV $850,000 as at 1 July 2024 Information only · **source: 18 Te Hape Road 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 & Maunu



Map © OpenStreetMap contributors; location approximate. Tap the map to open 18 Te Hape Road, Maunu in Google Maps.

LIVING IN MAUNU

Maunu is a sought after semi rural suburb on the western edge of Whangārei. The listing puts this property a short distance from Maunu School, local cafes and Kiwi North, and just minutes from Whangarei's city centre.

Open in Google Maps → Maunu homes for sale → Maunu area guide →



Also for sale with Megan



By Negotiation
19 Protea Lane, Kaiwaka



By Negotiation
14 Protea Lane, Kaiwaka



$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



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 (6 November 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. Aerial boundary lines are indicative only; photos may be digitally enhanced. Please verify all information with Megan directly.