ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · WAIPU



2026 New *among Manuka!*

20 Groom Rise, Waipu, Whangārei District

$1,199,000

VIEW ONLINE →

4	2	4	148m²	4,106m²
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA*	LAND*

01 · THE PROPERTY

2026 New among Manuka!

Accessed off Millbrook Road, up Groom Rise, down into number 20. This 2026 new, 148m² lifestyle dwelling opens up to a tranquil setting bordered by a beautiful stand of Manuka trees. Built by I AM HOME, the property swaps traditional framing for advanced, highly insulated wall, floor, and roof panels locking in the temperature to ensure effortless, energy efficient comfort year round.

Perfectly oriented toward the greenery, high quality double glazing draws natural light and uninterrupted rural views directly into the open plan lounge, dining, and kitchen areas. Large sliding doors seamlessly connect the dining and living spaces directly to the deck, creating effortless indoor outdoor flow. Inside, lofty ceilings and timber floating floors elevate the shared spaces, while a sleek modern kitchen complete with a central island and premium Bosch appliances provides a natural hub for casual gatherings. Four bedrooms provide comfortable accommodation, including a master suite featuring a walk in wardrobe, a beautifully appointed ensuite, and direct sliding door access onto the deck. Thoughtfully designed for peace and quiet, specially sound dampened central walls ensure acoustic separation between the active living zones and the restful sleeping areas.

Outside, the home makes a striking impression with premium cedar cladding and a durable Colorsteel roof designed for coastal conditions. An expansive outdoor deck stretches along the exterior, stepping down to the lawn that looks out over the Manuka bush. Practicalities are seamlessly handled with two large 25,000 litre water tanks and an eco friendly Biocycle septic system. The carved out grounds provide a tar sealed driveway and courtyard with extensive parking, a two bay shed perfectly suited for the boat, tools, or extra toys.

Waipu's local schools, cafes, and pristine beaches like Waipu Cove are nearby. Come and experience this beautifully designed home for yourself; contact Megan to view today.

Some Images are digitally staged and enhanced.



02 · GALLERY

Outside











Living & Dining









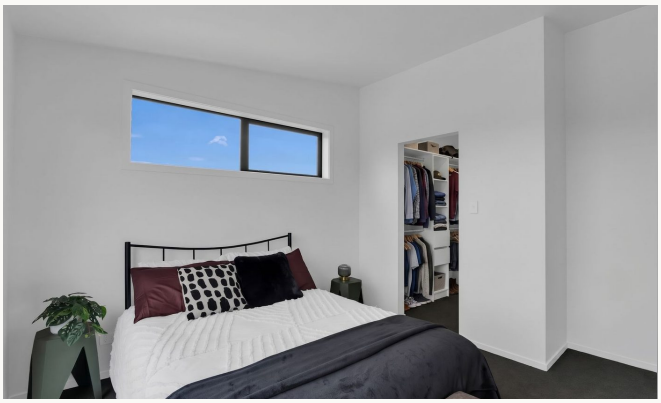


Kitchen, Bedrooms & Bathrooms











05 · GALLERY

Deck & Grounds









Bedrooms & Bathrooms







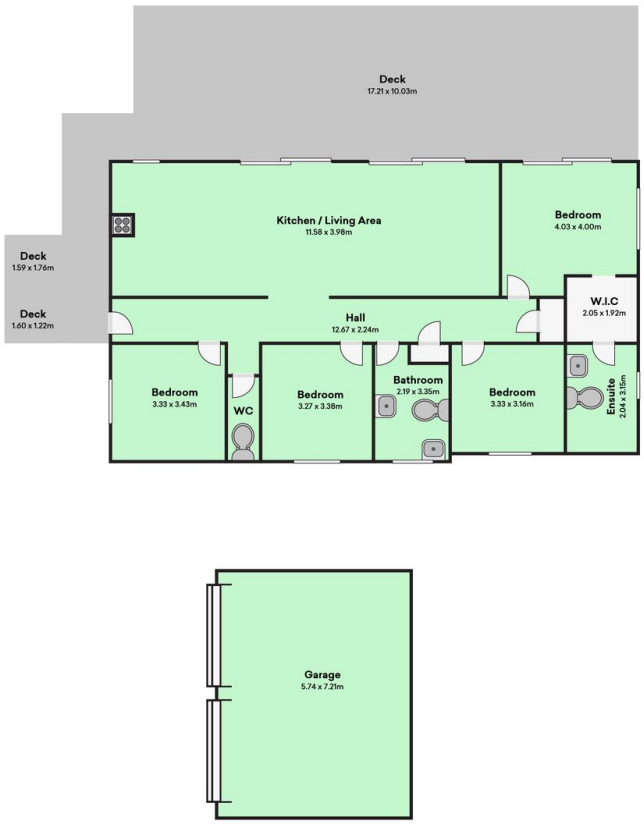






07 · LAYOUT

Floor Plan



ARIZTO 20 Groom Rise, 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 (decks shown); dimensions are approximate.

Kitchen / living	11.58 × 3.98m
Master	4.03 × 4.00m + W.I.C 2.05 × 1.92m
Garage / shed	5.74 × 7.21m
Deck (as drawn)	17.21 × 10.03m

08 · KEY FACTS

At a Glance

Price	$1,199,000
Bedrooms	4 (master suite with walk-in wardrobe, ensuite & deck access)
Bathrooms	2 (family bathroom + ensuite) plus separate WC
Car spaces	4, plus a two-bay shed
Floor area	148m²
Land area	4,106m²
Built	2026, by I AM HOME
Construction	Insulated wall, floor & roof panels (SIPs); cedar cladding; Colorsteel roof
Kitchen	Central island, Bosch appliances
Water & waste	Two 25,000L water tanks; Biocycle septic system
Outdoors	Expansive deck, tar-sealed driveway & courtyard parking
Rates 2026/27	$2,953.67

ROOM SIZES (FLOOR PLAN)

- Master 4.03 × 4.00m
- W.I.C 2.05 × 1.92m
- Ensuite 2.04 × 3.15m
- Bedroom 3.33 × 3.43m
- Bedroom 3.27 × 3.38m
- Bedroom 3.33 × 3.16m
- Bathroom 2.19 × 3.35m
- Hall 12.67 × 2.24m

From the Property Documents

BUILT WITH SIPS (I AM HOME BUYER OVERVIEW)

SIP panel R-values (SIPs Direct)	Floor R4.2 · Walls R2.8 · Roof R6.3
Whole-construction R-values	Floor R4.4 · Walls R3.1 · Roof R6.6
Glazing	R0.37 double glazing
Floor	165mm SIP floor on H5 piles
Cladding / roof	Cedar shiplap on vented cavity · Colorsteel Trimrib
Interior	Raked SIP ceilings; ensuite & walk-in wardrobe; separate WC
Flooring	Pergo Harstena timber; Valenciana 40oz carpet
Illustrated fabric heat loss	~178 W/°C vs 222 W/°C timber example (~20% less, calculated)

TITLE & COUNCIL

Record of Title	1199610 · Freehold (Fee Simple)
Legal description	Lot 8 DP 606527
Title area	4,106m² more or less
Interests	Right of way & right to drain water (Easement 13227544.5); Consent Notice 13227544.7 (WDC, incl. geotechnical report compliance)
Rates 2026/27	$2,953.67 total (WDC $2,352.80 + NRC $600.87)
Rating valuation	$400,000 (land, recorded as vacant lifestyle)

Some exterior images have been digitally enhanced to illustrate grass. Lawn areas have been sown but had not yet established at the time of photography. Some images are digitally staged.

*Floor area per consented building plans (148m² dwelling) and land area per Record of Title. Figures above are summarised from supplied documents; thermal values are comparisons of thermal resistance, not measured energy savings. Buyers should review the full title, instruments and reports and seek independent advice.

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 & Legal p.12 · Consent Notice & Easements p.13 · Council, Rates & Rent p.14 · Build Specification p.15 · Site Plan p.16 · Consented Floor Plan p.17 · Fact Check & Guides p.18

A **Record of Title** (2 pp)
Record of Title 1199610 (Lot 8 DP 606527, 4,106m², fee simple), with its registered interests. Search copy dated 20 October 2026.
Summary in this booklet → View original document ↗

B **Easement Instrument 13227544.5** (4 pp)
Creates the right of way and right to drain water that benefit this lot, plus shared-access terms for Lots 1 and 4–8.
Summary in this booklet → View original document ↗

C **Consent Notice 13227544.7** (4 pp)
Ongoing WDC subdivision conditions: geotechnical report, secondary-treatment wastewater and maintenance contract, firefighting water, stormwater, overland flow paths and the Development Management Plan.
Summary in this booklet → View original document ↗

D **Rates (WDC)** (1 pp)
Whangarei District Council rating record: valuation $400,000 (recorded as vacant lifestyle land) and rates for 2025/26 and 2026/27.
Summary in this booklet → View original document ↗

E **I AM HOME Buyer Overview** (5 pp)
The builder's updated overview of the SIP construction: R-values, glazing, flooring, independently tested airtightness, ventilation and future-proofing.
Summary in this booklet → View original document ↗

F **Building Consent Plans** (46 pp)
Consented drawings (site, floor, elevations, structure and details), SIP technical data and the structural response to the council RFI (BC2025213205).
Summary in this booklet → View original document ↗

G **Rental Appraisal** (2 pp)
Arizto rental appraisal dated 23 October 2026: about $740–$770 per week.
Summary in this booklet → View original document ↗

H **Buyers Guide** (6 pp)
General guide to the buying process (not specific to this property).
Summary in this booklet → 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 → View original document ↗

Title & Legal

RECORD OF TITLE

Identifier	1199610
Land Registration District	North Auckland
Date issued	21 February 2025
Prior reference	1002619
Estate	Fee Simple
Area	4106 square metres more or less
Legal description	Lot 8 Deposited Plan 606527
Registered owner	416 Walters Rd Limited
Search copy	Guaranteed Search Copy dated 20/10/26 9:11 am (Transaction ID 10561718)

REGISTERED INTERESTS

Easement 13227544.5	Appurtenant hereto is a right of way and right to drain water created by Easement Instrument 13227544.5 – 21.2.2025 at 3:37 pm
s243(a) RMA	Some of the easements created by Easement Instrument 13227544.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 606527)
Consent Notice	13227544.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 – 21.2.2025 at 3:37 pm
Mortgage	13529307.3 Mortgage to Norfolk Nominees Limited – 25.2.2026 at 4:46 pm

View original document: Record of Title ↗

Transcribed from the Record of Title. This summary is not a substitute for the title itself; buyers should have their solicitor review the title and all registered instruments. Mortgages are normally discharged on settlement, which your solicitor will confirm.

Consent Notice & Easements

CONSENT NOTICE 13227544.7 (WHANGAREI DISTRICT COUNCIL, S221 RMA)

Conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners. Dated 12 November 2024; lodged 21 Feb 2025.

1. Geotechnical	Any development on Lots 1 through 8 shall comply with the restrictions and recommendations in the Wiley Geotechnical Limited engineering report ref 20099 Rev1 dated 20 December 2022 (Council ref SD2200123.01), unless an alternative report by a chartered professional engineer is approved by Council.
2. Wastewater	A wastewater treatment system treating to a secondary standard, discharging to land by pressure-compensating dripper irrigation, unless an alternative certified by a Geo-Professional is approved.
3. Maintenance	A maintenance contract for the on-site wastewater system must be in place at all times.
4. Fire water	Sufficient firefighting water supply, accessible to fire appliances, per Council's Engineering Standards 2022 and SNZ PAS 4509:2008.
5. Stormwater	Building consent applications to show stormwater attenuation for all impervious surfaces (Chapter 4, Engineering Standards 2022).
6. Overland flow	Existing overland flow paths to be maintained by each owner; no modification without a CPEng design approved by Council.
7. Landscape & ecology	All activities to comply with the Development Management Plan (Reyburn & Bryant, SD2200123 Stage 1, 25 October 2024, ref 16304.drj).
8. Building platform	Building outside the defined platform for Lots 4–8 (plan BA16304 Rev C) requires a landscape architect's report certified by Council before building consent.
9. Telecoms	Each lot owner is responsible for any telecommunications connection.
10. Covenants	No new subdivision boundary within any conservation covenant area.

View original document: Consent Notice 13227544.7 ↗

EASEMENT INSTRUMENT 13227544.5

Right of way, area A	Over Lot 19 DP606527; benefits Lot 1 and Lots 4–8 (incl. this lot). Those owners share repair and maintenance equally.
Right of way, area B	Over Lot 19 DP606527; benefits Lots 4–8. Lots 4–8 share repair and maintenance equally.
Right to drain water, area C	Over Lot 6 DP606527 in favour of Lots 4–5 and 7–8 (incl. this lot); Lots 4–8 share repair and maintenance equally.

View original document: Easement Instrument 13227544.5 ↗

Summarised from the registered instruments; the full wording governs. Seek legal advice on how these conditions and easements affect you.

Council, Rates & Rent

WHANGAREI DISTRICT COUNCIL RATING RECORD

Assessment number	0039006418
Property ID	175525
Address	20 Groom Rise (Pvt) Waipu 0582
Legal description	LOT 8 DP 606527
Record of Title	1199610
Land area	0.4106 ha
Capital value (2026/2027)	$400,000
Land value (2026/2027)	$400,000
Land use code	Vacant Lifestyle
Floor area (council record)	0 m²

RATES HISTORY

Rating year	WDC rates	NRC rates	Total rates
2026/2027	$2,352.80	$600.87	**$2,953.67**
2025/2026	$2,146.92	$636.89	$2,783.81

View original document: Rates (WDC) ↗

The council record still shows the land as vacant (valuation and floor area predate the new dwelling). Rates may change once the home is assessed.

RENTAL APPRAISAL (ARIZTO, 23 OCTOBER 2026)

Assessed rent	Approximately $740.00 to $770.00 per week
As described	4 bedrooms · 2 bathrooms · 1 living area · parking 4

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 and may change.

Build Specification

STRUCTURE & INSULATION (I AM HOME BUYER OVERVIEW)

Construction	Structural insulated panels (SIPs) for floor, walls and roof; every panel joint foamed and glued
SIP panel R-values	Floor R4.2 · Walls R2.8 · Roof R6.3 (Rod Yeoman, SIPs Direct)
Whole-construction R-values	Floor R4.4 · Walls R3.1 · Roof R6.6
Floor	165 mm SIP floor on H5 piles
Glazing	R0.37 double glazing (thermally broken, per plans)
Cladding & roof	Cedar shiplap on a vented cavity; Colorsteel Trimrib roof, 8° and 15° pitch; roof plan area approx 157.4 m²
Acoustic	R3.6 batts in central, master bedroom and bathroom walls
Flooring	13 mm Pergo Harstena timber (floating) and Carpet Mill Valenciana 40 oz carpet on 12 mm underlay
Heating	6.2 kW heat pump (main heating)
Airtightness	An I AM HOME SIP home tested at 1.69 ACH50 (Devlin Property, 23 October 2026, ISO 9972), against a 6–7 ACH50 conventional-build benchmark: 72–76% less air leakage
Ventilation	Designed to G4/AS1; mechanical extraction to kitchen, bathroom and ensuite; 2.7 m dropped corridor ceiling leaves a void for future ventilation (not installed)
Future-proofing	Roof panels have capacity for future solar (subject to design); not included

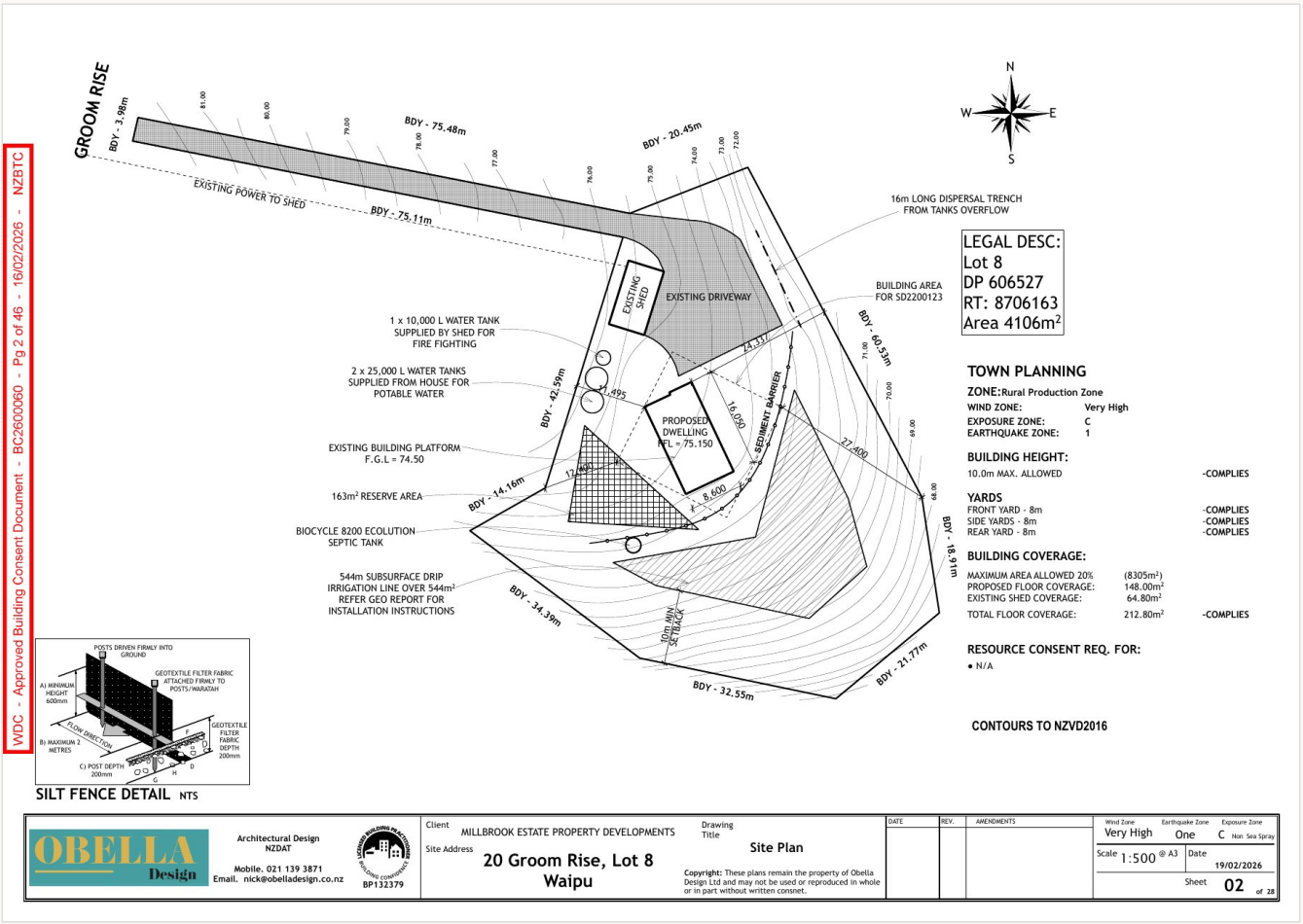
SITE & SERVICES (CONSENT PLANS)

Zone	Rural Production Zone · Wind zone Very High · Exposure zone C · Earthquake zone 1
Coverage	Proposed floor coverage 148.00 m² + existing shed 64.80 m² = 212.80 m² (complies)
Water	2 × 25,000 L tanks supplied from house for potable water; 1 × 10,000 L tank supplied by shed for firefighting
Wastewater	Biocycle 8200 Ecolution system; subsurface drip irrigation; 163 m² reserve area

View original document: I AM HOME Buyer Overview ↗ · View original document: Building Consent Plans ↗

R-value figures from the builder's overview are "comparisons of thermal resistance, not measured energy savings". The airtightness result is from a tested I AM HOME home (the overview illustrates a representative home); it describes air leakage, not a reduction in power bills, and annual energy savings have not been measured. Building consent BC2025213205 is referenced in the plans.

Site Plan



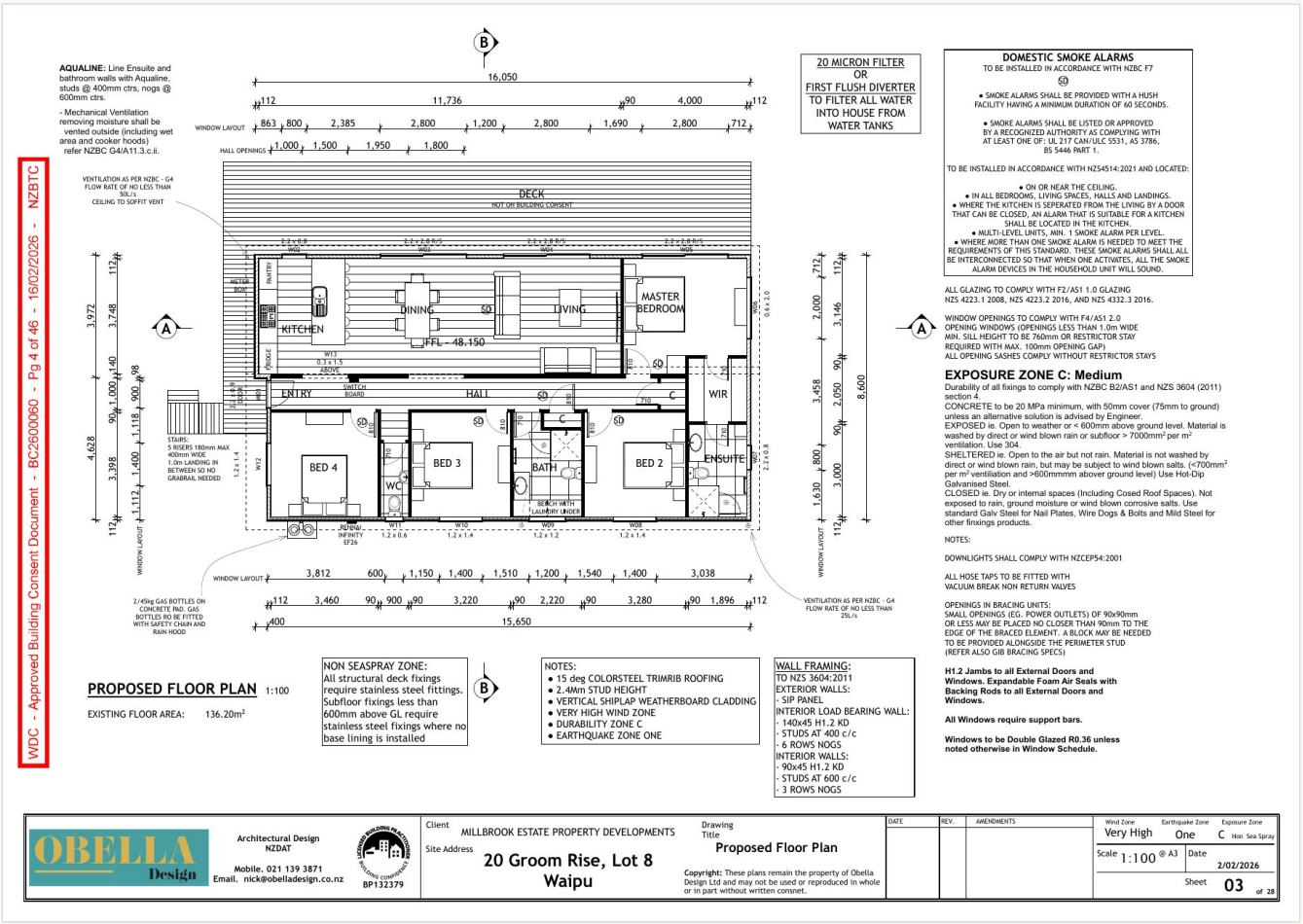
WDC - Approved Building Consent Document - BC2600060 - Pg 2 of 46 - 16/02/2026 - NZBTC

Legal (per plan)	Lot 8 DP 606527 · Area 4106 m²
Yards	Front, side and rear 8 m (complies) · Building height 10.0 m max (complies)

View original document: Building Consent Plans ↗

Reproduced from sheet 02 of the building consent plans (Obella Design). Reduced in size; refer to the original for scale and detail. Boundaries and positions are as drawn, not surveyed.

Consented Floor Plan



Proposed floor plan from the building consent set: kitchen, dining and living opening to the deck; master bedroom with ensuite and walk-in wardrobe; three further bedrooms, bathroom and separate WC.

View original document: Building Consent Plans ↗

Reproduced from the building consent plans. Reduced in size; refer to the original for dimensions. The marketing floor plan earlier in this booklet is indicative.

PROPERTY DOCUMENTS · CHECK

Fact Check & Guides

Key facts from the documents checked against the listing copy on 24 October 2026. ⚑ marks a difference or addition to confirm with the vendor or your solicitor.

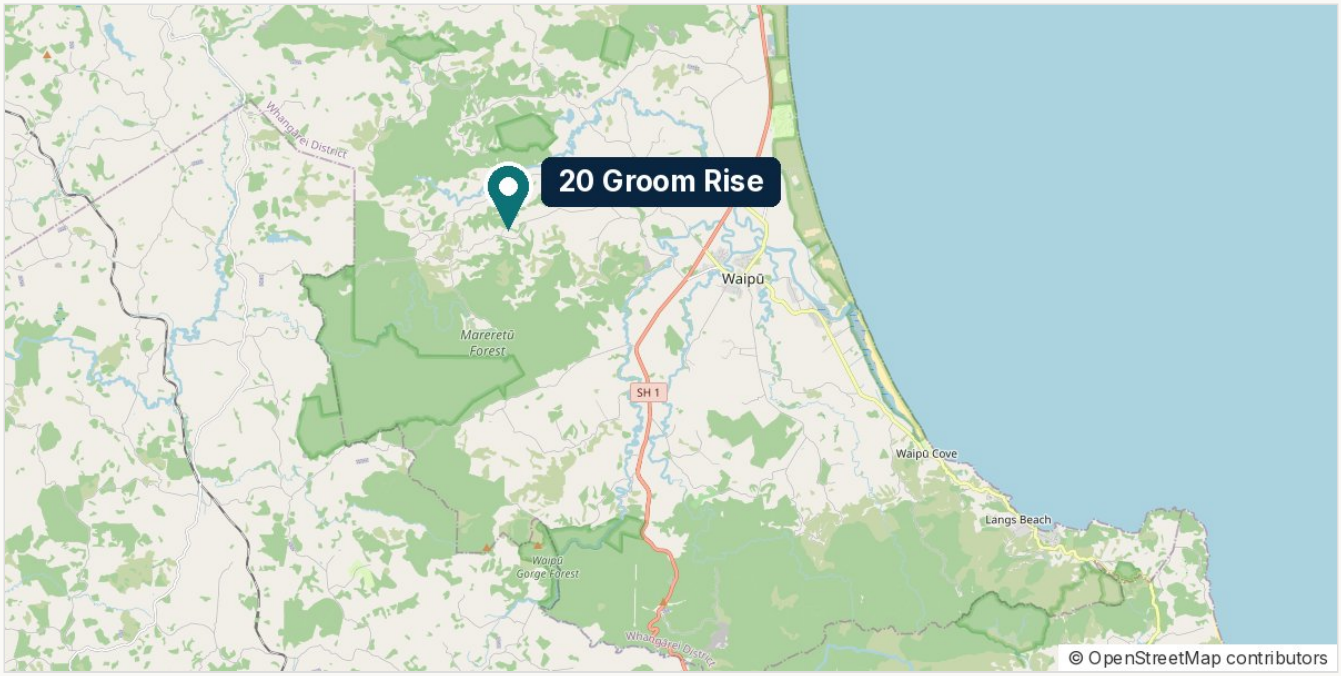
Title & area	✓ Lot 8 DP 606527, 4,106 m², fee simple Matches listing · **source: Record of Title ↗**
Floor area	⚑ Site plan coverage 148.00 m²; floor plan sheet states "Existing floor area: 136.20m²" Listing says 148 m²; the 136.20 m² figure on the floor plan sheet differs, possibly a different measure; confirm · **source: Building Consent Plans ↗**
Title reference on plans	⚑ Site plan box shows "RT: 8706163"; another sheet shows "Appellation: Lot 2 DP 534007" The title is 1199610 / Lot 8 DP 606527; the plan references look like earlier/parent references; confirm · **source: Building Consent Plans ↗**
Water tanks	⚑ 2 × 25,000 L (potable) plus 1 × 10,000 L (firefighting) Listing mentions only the two 25,000 L tanks · **source: Building Consent Plans ↗**
Garaging	⚑ Rental appraisal: "Double garage" Listing and plans: two-bay shed · **source: Rental Appraisal ↗**
Mortgage	⚑ Mortgage 13529307.3 registered Not in listing (normal; usually discharged at settlement) · **source: Record of Title ↗**
Rates & RV	✓ $2,953.67 (2026/27); RV $400,000 vacant lifestyle Matches listing · **source: Rates (WDC) ↗**
Build	✓ I AM HOME SIP build, R-values, glazing; tested I AM HOME home 1.69 ACH50 Matches listing · **source: I AM HOME Buyer Overview ↗**

BUYER GUIDES

Buyers Guide ↗	Arizto's general guide to the buying process (6 pages)
REA Sale and Purchase Agreement Guide ↗	The Real Estate Authority guide to the sale and purchase agreement (8 pages)

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 & Waipu



Map © OpenStreetMap contributors; location approximate. Tap the map to open 20 Groom Rise 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 →



Aerial: boundary line is indicative only.

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



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 →

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. Some exterior images have been digitally enhanced to illustrate grass. Lawn areas have been sown but had not yet established at the time of photography. Some images are digitally staged.