ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MANGAWHAI



586m² Home + *6 Car Garage*

2342 Cove Road, Mangawhai, Kaipara District

$2,275,000

VIEW ONLINE →

5	3	6	586m²	1.089ha
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA*	LAND*

01 · THE PROPERTY

586m² Home + 6 Car Garage

Set on 1.0890 hectares of pristine land, this exceptional lifestyle property redefines spatial luxury. A sealed entrance, off Cove Road, transitions to a sweeping drive, guiding you past your own olive orchard and down beneath a striking porte-cochère. Stepping through high double aluminum doors, you are instantly greeted by a sense of boundless freedom.

Crafted by Sang Architects and built in 2008, the colossal 586sqm home features 2.7m high ceilings and wide corridors. A dedicated entertaining lounge flows to the serene back garden. Dubbed the "summer house", this inviting space is tailor-made for sun-drenched afternoons sipping spritzes and hosting twilight BBQs. Gallery like spaces transition beautifully into formal dining and central living zones.

Wrapped in towering full double glazing glass, natural light floods the vast, commercial calibre kitchen, featuring a premium gas hob and cavernous double door pantry.

The intelligent floor plan separates the accommodation perfectly. The right wing hosts three oversized bedrooms and a family bathroom, while the private left wing offers a majestic master suite with a relaxing bath. Both bathrooms feature exquisite Spanish and Italian wall tiling. Functionality continues with a home office which easily doubles as another room a cellar and or storage, laundry, and a colossal three bay internal garage and workshop easily housing six vehicles.

The grounds are a food forest bursting with apple, feijoa, fig, peach, quince, and lush citrus trees.

Backed by high-end infrastructure, including two durable Duracrete concrete water tanks, advanced Cleanstream aerated wastewater system, and energy efficient water heating.

Experience the epic scale of 2342 Cove Road today.



02 · GALLERY

Arrival & Setting

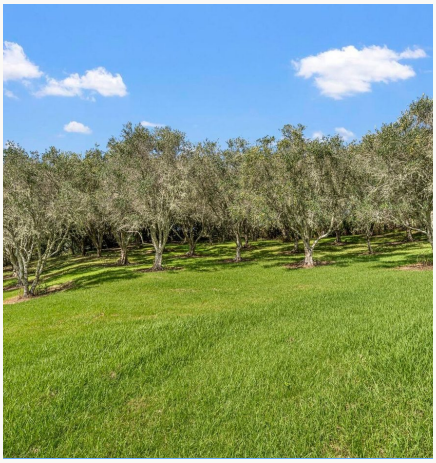














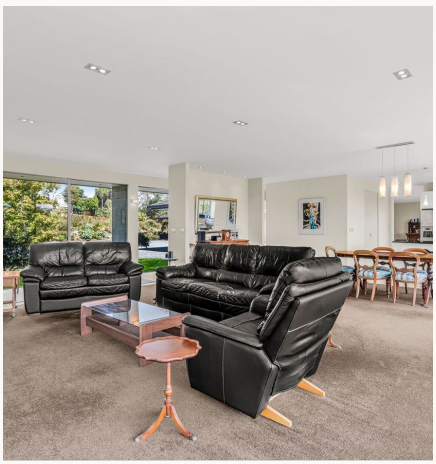
Kitchen, Dining & Living















Bedrooms & Bathrooms















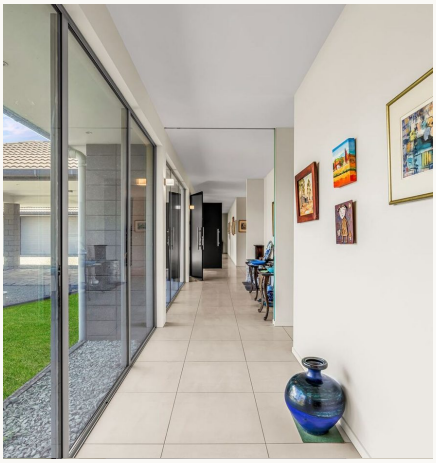
Entertaining & Summer House

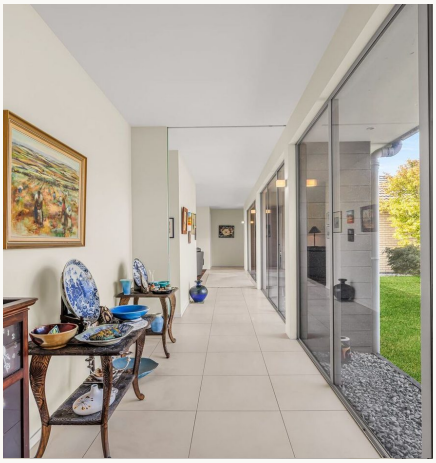














Grounds, Orchard & Practical Spaces









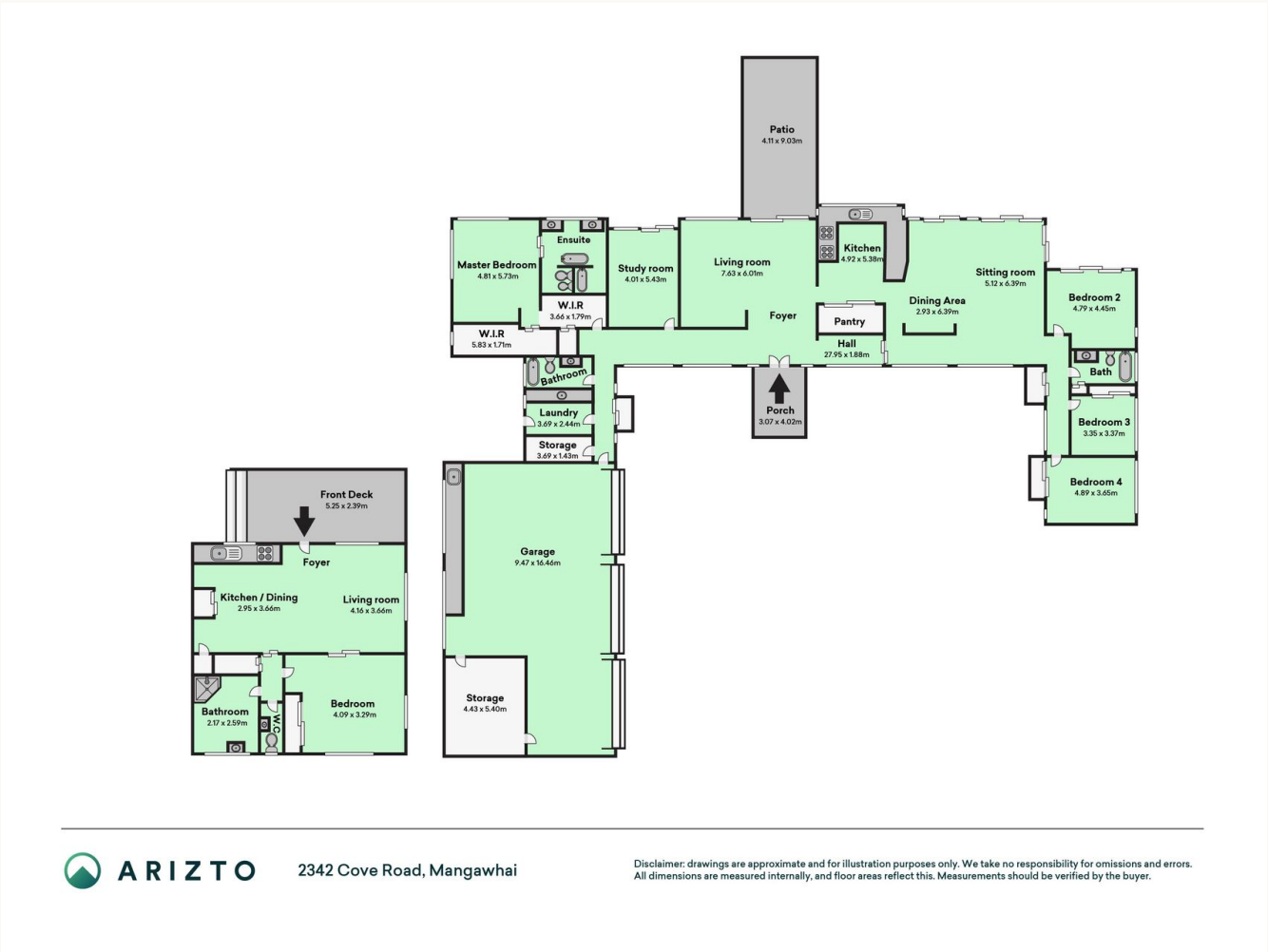






07 · LAYOUT

Floor Plan



Floor plan supplied by Arizto (main home, garage and separate one-bedroom unit shown); drawings are approximate and for illustration only. Measurements should be verified by the buyer.

Living room	7.63 × 6.01m
Master bedroom	4.81 × 5.73m + two W.I.R
Garage	9.47 × 16.46m + storage 4.43 × 5.40m
Separate unit	Kitchen/dining, living, bedroom, bathroom & WC, front deck

08 · KEY FACTS

At a Glance

Price	$2,275,000
Bedrooms	5 (listing); floor plan shows a master suite with ensuite and two walk-in robes, bedrooms 2–4 in the right wing, plus a one-bedroom separate unit
Bathrooms	3 (listing); master ensuite with bath, family bathroom, further bathroom; unit has its own bathroom & WC
Car spaces	6, in a three bay internal garage & workshop
Floor area	586m² (listing)
Land area	1.0890ha
Built	2008, designed by Sang Architects; 2.7m ceilings, full double glazing
Kitchen	Commercial calibre kitchen with gas hob and double door pantry
Living	Entertaining lounge (“summer house”), formal dining, central living, study/home office, cellar/storage, laundry
Grounds	Olive orchard; food forest with apple, feijoa, fig, peach, quince and citrus
Services	Two Duracrete concrete water tanks; Cleanstream aerated wastewater system
Rates 2025/26	$3,151.61 (Kaipara District Council)

ROOM SIZES (FLOOR PLAN)

- Master bedroom 4.81 × 5.73m
- W.I.R 3.66 × 1.79m & 5.83 × 1.71m
- Study room 4.01 × 5.43m
- Living room 7.63 × 6.01m
- Kitchen 4.92 × 5.38m
- Dining area 2.93 × 6.39m
- Sitting room 5.12 × 6.39m
- Bedroom 2 4.79 × 4.45m
- Bedroom 3 3.35 × 3.37m
- Bedroom 4 4.89 × 3.65m
- Laundry 3.69 × 2.44m
- Garage 9.47 × 16.46m
- Patio 4.11 × 9.03m
- Unit bedroom 4.09 × 3.29m

From the Property Documents

TITLE & INTERESTS

Record of Title	75252 · Freehold (Fee Simple)
Legal description	Lot 3 Deposited Plan 319142
Title area	1.0890 ha more or less
Interests	Consent notices D392992.2 and 5582007.1; appurtenant right of way, electricity and telecommunications easements (Easement Instrument 5582007.4)
Search copy	Guaranteed Search Copy dated 18 March 2026

COUNCIL & CONSENTS

Dwelling	Building Consent 080397 (Sang Architects) issued 20 June 2008; Code Compliance Certificate issued 7 September 2012
Sleepout	Building Consent 080403, relocated 49m² sleepout; CCC issued 7 September 2012
Rates 2025/26	$3,151.61; 2024 valuation land $550,000, capital $2,280,000

RENTAL APPRAISAL (ARIZTO, 1 APRIL 2026)

Main home	Approximately $1,100–$1,200 per week
Secondary dwelling	Approximately $470–$500 per week

*Floor area as stated in the listing (586m²); land area per Record of Title (1.0890 ha). Figures above are summarised from the supplied documents. Buyers should review the full documents 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 · **Council Consents** p.13 · **Rates** p.14 · **Rental Appraisal** p.15 · **Fact Check** p.16 · **Buyer Guides** p.17

A

Record of Title (2 pp)

Record of Title 75252 (Lot 3 DP 319142, 1.0890 ha, fee simple) with its consent notices and easement. Search copy dated 18 March 2026.

Summary in this booklet → **View original document ↗**

B

Rates 2025/26 (2 pp)

Kaipara District Council rates: $3,151.61 for 2025/26, with land and capital values back to 2016/17.

Summary in this booklet → **View original document ↗**

C

Council file 1: dwelling consent BC080397 (370 pp)

Council building file for the Sang Architects dwelling: consent issued 20 June 2008; Code Compliance Certificate issued 7 September 2012.

Summary in this booklet → **View original document ↗**

D

Council file 2: sleepout consent BC080403 (71 pp)

Council building file for the relocated 49m² sleepout (consented 2008, CCC 2012).

Summary in this booklet → **View original document ↗**

E

Council file 3: PIM 080137 (39 pp)

Stand-alone PIM for the new dwelling (590m² proposed), with the 2008 title search and site plans. Scanned.

Summary in this booklet → **View original document ↗**

F

Council file 4: architectural plans (23 pp)

Sang Architects drawings: site plan, floor plans, elevations, sections, roof and structural details.

Summary in this booklet → **View original document ↗**

G

Council file 5: earlier records (48 pp)

Withdrawn 2004 implement-shed consent BC040673, a 2004 solicitor's title letter and geotechnical/wastewater reports.

Summary in this booklet → **View original document ↗**

H

Council file 6: waterproofing PS3 (1 pp)

Producer statement (PS3) for shower waterproofing under BC080403, received by council 28 June 2013. Scanned.

Summary in this booklet → **View original document ↗**

I

CCC for Sleepout (1 pp)

Code Compliance Certificate 080403 for the relocated sleepout, issued 7 September 2012. Scanned.

Summary in this booklet → **View original document ↗**

J

Rental Appraisal (3 pp)

Arizto rental appraisal dated 1 April 2026: main home about $1,100–$1,200 per week; secondary dwelling about $470–$500.

Summary in this booklet → **View original document ↗**

K

Buyers Guide (6 pp)

The Real Estate Authority's guide to the buying journey: general, not specific to this property.

Summary in this booklet → **View original document ↗**

L

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	75252
Land Registration District	North Auckland
Date issued	12 May 2003
Prior reference	NA124C/52
Estate	Fee Simple
Area	1.0890 hectares more or less
Legal description	Lot 3 Deposited Plan 319142
Registered owners	Shown on the original document (individual names not reproduced here)
Search copy	Guaranteed Search Copy dated 18/03/26 1:35 pm (Transaction ID 8447089)

REGISTERED INTERESTS

D392992.2	Consent Notice under s221(1) RMA 1991, produced 27.5.1999. Per council and solicitor notes, it alerts purchasers to the likely need for geotechnical investigation of house sites and foundation design.
5582007.1	Consent Notice under s221 RMA 1991, 12.5.2003. Council planning notes for Lots 1–3: maximum of one dwelling per lot; habitable buildings within the stable building site in the Hawley report (6/12/00); engineer-designed slab foundations and effluent disposal; roof stormwater to tanks; vehicle access to Lots 2 & 3 via Lot 46 DP 200271, not directly from Cove Road.
5582007.4	Appurtenant right of way, electricity and telecommunications supply easements (12.5.2003), subject to s243(a) RMA 1991.

View original: Record of Title ↗

Consent notice wording is summarised from council planning notes and a 2004 solicitor's letter in the council files; the notices themselves are not among the published documents. Owners' names are omitted. Buyers should have their solicitor review the title and all registered instruments.

Council Consents

Kaipara District Council building records for Lot 3 DP 319142 (council address: De Boer Lane, Mangawhai; valuation 0122012711), from the six council files and the sleepout CCC.

CONSENT	WORK	LODGED / ISSUED	OUTCOME
BC080397	**New residential dwelling (Sang Architects); est. value $400,000; council floor area 590m²**	**Issued 20/06/2008**	**CCC issued 7/09/2012**
BC080403	**Relocated 49m² sleepout "with kitchen that will be removed once main dwelling built"; est. value $4,000**	**Lodged 22/05/2008**	**CCC issued 7/09/2012**
PIM 080137	Stand-alone PIM for the new dwelling, 590m² proposed	Lodged 2008	PIM only
BC040673	Implement shed	Lodged 2004	Withdrawn 27/08/2004
BC050319	New dwelling (council property summary)	2005	Withdrawn 22/06/2005

NOTES FROM THE FILES

Dwelling CCC	Code Compliance Certificate 080397 (Form 7, s95 Building Act 2004), issued 7/09/2012; current lawfully established use: housing, detached new dwelling.
Sleepout CCC	Code Compliance Certificate 080403, issued 7/09/2012; lawfully established use: outbuilding, sleepout. A council note records the owner wanted to keep the kitchen and was told a contribution would most likely apply.
Services	The dwelling file references a Cleanstream wastewater treatment system and Duracrete rainwater tanks.
Waterproofing	PS3 for the shower membrane under BC080403, received by council 28 June 2013 (after the CCC date).
Plans	Sang Architects drawing set (23 sheets) in file 4.

View original: Council file 1: dwelling consent BC080397 ↗ · View original: Council file 2: sleepout consent BC080403 ↗ · View original: Council file 3: PIM 080137 ↗ · View original: Council file 4: architectural plans ↗ · View original: Council file 5: earlier records ↗ · View original: Council file 6: waterproofing PS3 ↗ · View original: CCC for Sleepout ↗

Summarised from scanned council files (some pages are hand-written or poorly scanned); the originals govern. No LIM was supplied; ask your solicitor to obtain one.

Rates

KAIPARA DISTRICT COUNCIL, 2025/2026

Instalments	$787.90 · $787.90 · $787.91 · $787.90
Current year's rates	$3,151.61
Previous year's rates	$2,889.91

VALUATION & RATES HISTORY

2024/2025	Land $550,000 · Capital $2,280,000 · Rates $2,889.91
2021/22 – 2023/24	Land $370,000 · Capital $1,530,000 · Rates $2,286.06 – $2,478.00
2018/19 – 2020/21	Land $300,000 · Capital $1,270,000 · Rates $1,855.02 – $2,057.34
2016/17 – 2017/18	Land $170,000 · Capital $840,000 · Rates $1,506.45 – $1,516.18

View original: Rates 2025/26 ↗

Rating values are for rating purposes and are not a market valuation.

Rental Appraisal

ARIZTO RENTAL APPRAISAL, 1 APRIL 2026

Main home	4 bedrooms · 2 bathrooms · 2 living areas · parking 6
As described	Living area with kitchen and dining; entertaining lounge and home office; four bedrooms, the master with an ensuite; grass lawn area; three bay internal garage and workshop
Assessed rent	Approximately $1,100.00 to $1,200.00 per week

SECONDARY DWELLING

Details	1 bedroom · 1 bathroom · 1 living area
As described	Living area with kitchen and dining; one bedroom; grass lawn area and deck space; off-street parking
Assessed rent	Approximately $470.00 to $500.00 per week

View original: 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. See the Fact Check for the consent status of the second unit.

PROPERTY DOCUMENTS · CHECK

Fact Check

Key facts from the documents checked against the listing copy on 29 October 2026. ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Title & area	✓ Record of Title 75252 · Lot 3 DP 319142 · 1.0890 ha · fee simple Matches listing (1.0890ha) · **source: Record of Title ↗**
Floor area	⚑ Council records 590m² (PIM application and consent enquiry) Listing states 586m²; small difference, likely measurement basis; confirm · **source: Council file 1: dwelling consent BC080397 ↗**
Year built	⚑ Dwelling consent issued June 2008; CCC issued September 2012 Listing says "built in 2008"; construction was signed off in 2012 · **source: Council file 1: dwelling consent BC080397 ↗**
Bedrooms & bathrooms	⚑ Appraisal: main home 4 bed / 2 bath plus a 1 bed / 1 bath secondary dwelling Listing: 5 bedrooms, 3 bathrooms; the floor plan shows 4 bedrooms + study in the main home and a 1-bedroom unit; confirm how rooms are counted · **source: Rental Appraisal ↗**
Second unit	⚑ Consented as a relocated sleepout "with kitchen that will be removed once main dwelling built"; CCC as sleepout Appraisal calls it a secondary dwelling and the plan shows a kitchen; consent notice limits the lot to one dwelling; check with council · **source: Council file 2: sleepout consent BC080403 ↗**
Access	⚑ Consent notice: access to Lots 2 & 3 via Lot 46 DP 200271, not directly from Cove Road; council address De Boer Lane Listing describes a sealed entrance off Cove Road; confirm the legal access with your solicitor · **source: Record of Title ↗**
Car spaces	✓ Appraisal: parking 6; plan garage 9.47 × 16.46m Matches listing (6 car, three bay garage) · **source: Rental Appraisal ↗**
Wastewater & tanks	✓ Cleanstream treatment system; Duracrete tanks in the dwelling file Matches listing · **source: Council file 1: dwelling consent BC080397 ↗**
Code compliance	✓ CCCs for dwelling (080397) and sleepout (080403), 7/09/2012 No LIM supplied; obtain one · **source: CCC for Sleepout ↗**
Rent	✓ Main $1,100–$1,200 pw; unit $470–$500 pw Appraisal only, not a valuation · **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, tender and auction, and the multi-offer process.

View original: Buyers Guide ↗

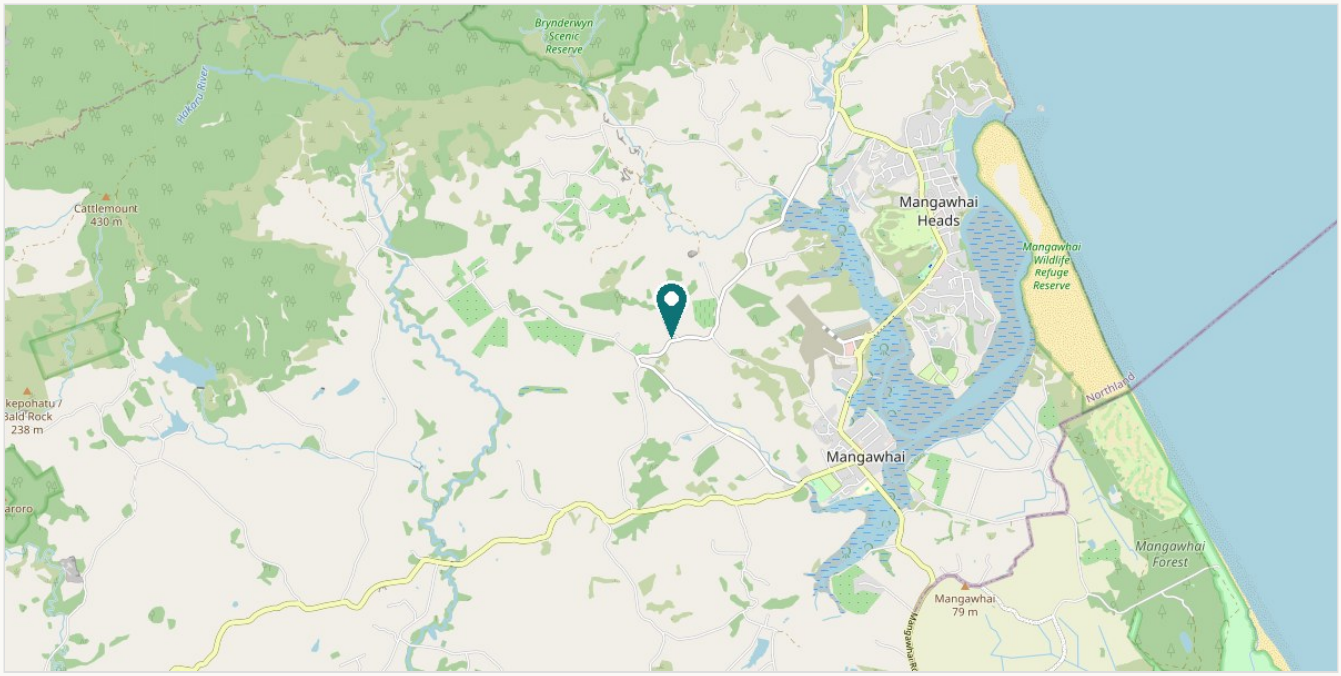
SALE AND PURCHASE AGREEMENT GUIDE (8 PAGES)

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 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.

Location & Mangawhai



Map © OpenStreetMap contributors; location approximate. Tap the map to open 2342 Cove Road in Google Maps.

LIVING IN MANGAWHAI

Mangawhai sits on the east coast between Whangārei and Auckland, with the village, the Heads and Mangawhai Harbour all close by. The area is known for its surf beach, the harbour and estuary, the Mangawhai Cliffs Walkway, golf course, cafés, wineries and the weekend markets. Cove Road links the Mangawhai village area with Waipu Cove and Langs Beach to the north. Auckland is about 90 minutes' drive south.

Open in Google Maps → **Mangawhai homes for sale →** **Mangawhai 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



$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



$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; the aerial boundary line is indicative only. Please verify all information with Megan directly.