ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · WAIPU



Sea Views with *a Home to match!*

336 Brooks Road, Waipu, Whangārei District

$1,350,000

VIEW ONLINE →

3	2	6	180m²	1ha
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA*	LAND*

01 · THE PROPERTY

Sea Views with a Home to match!

The photos do not do the views justice!

Set against sweeping sea views over Bream Bay and Hen & Chicken Islands. This north facing 180m² home offers a revitalised countryside retreat on a generous one hectare block. Comprehensively updated since 2018 with the final touches of a new vanity and tiling in the master ensuite completed just this year.

The sunlit, open plan living areas feel brand new, featuring fresh paint, new window blinds, and contemporary light fixtures throughout. A sleek kitchen with a central island sits at the heart of the home, complemented by a outdoor hot water cylinder and fresh flooring that flows seamlessly through the dining space and laundry. Sliding doors from the lounge step directly out to a covered deck area, featuring a purpose built roof constructed alongside the deck in 2022, while the master and third bedrooms also enjoy direct access to the expansive open deck, creating a seamless setup for year round entertaining while taking in the commanding coastal vistas.

Accommodation includes an expanded master wing complete with a new walk in wardrobe, a dedicated office nook, and the freshly upgraded ensuite. Two additional bedrooms have been thoughtfully reconfigured to maximise space, featuring plush new carpeting and a newly added walk in robe for the second bedroom. The home also benefits from two new toilets and a dedicated laundry room upgraded with fresh plumbing and its own newly installed ranch slider.

Outside, the landscaped grounds feature three small paddocks perfect for lifestyle living, alongside a massive 12.5m x 10m Total Span garage with a 3 metre stud height built in 2018. There is also an additional garden shed and extra water tanks dedicated to the stock and gardens, while the main tank serves the household. Located on Brooks Road, this property delivers effortless rural living just a short drive from Waipu township, Waipu Cove, and local schooling.

336 Brooks Road is a must see!

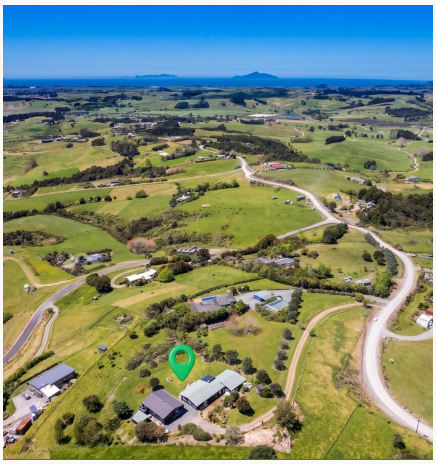
Contact Megan today to schedule in your private viewing.



02 · GALLERY

Sea Views & Setting



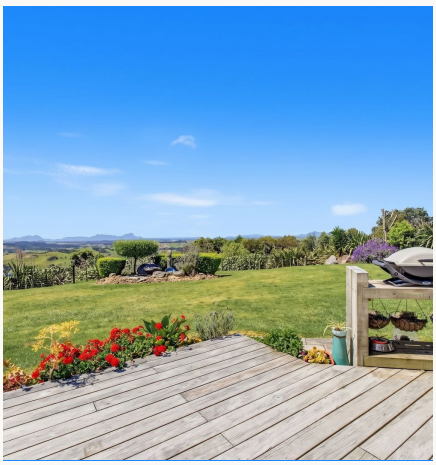












Living, Kitchen & Deck













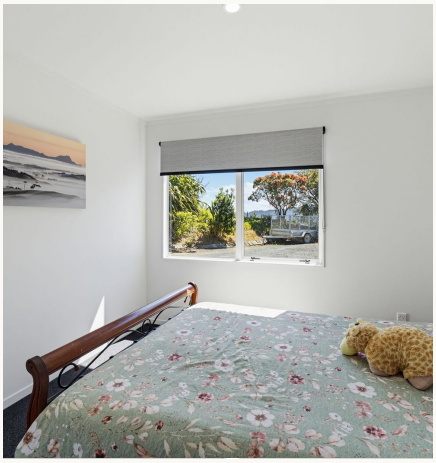


Bedrooms & Bathrooms















05 · GALLERY

Outside















Garage & Practical Spaces









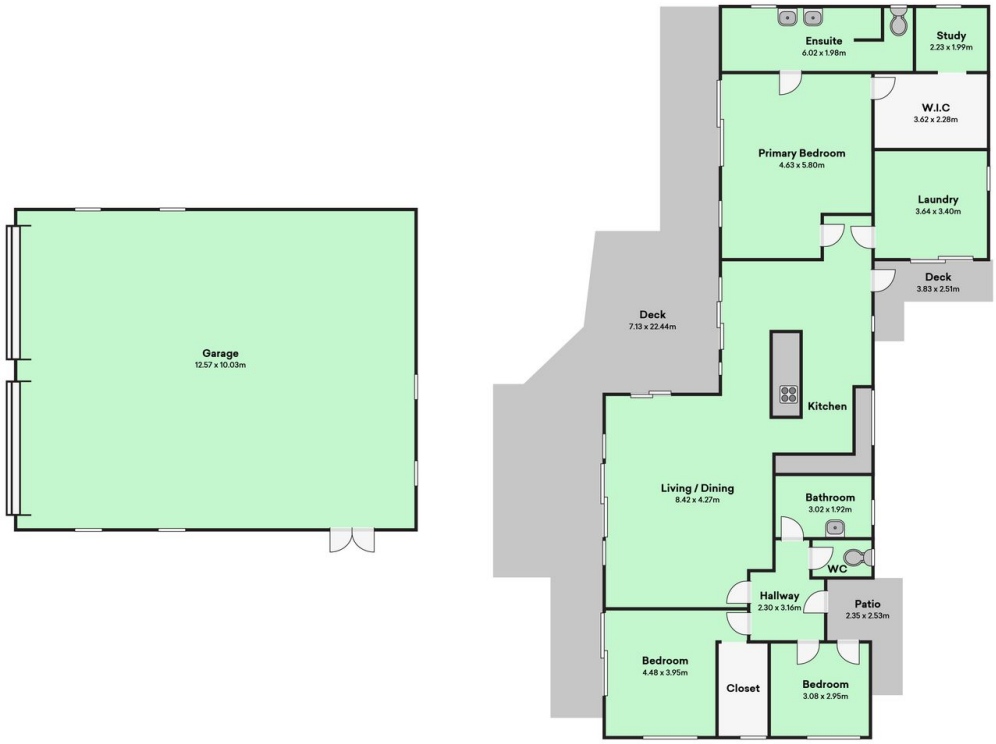






07 · LAYOUT

Floor Plan



ARIZTO 336 Brooks 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 (decks shown); drawings are approximate and for illustration only. Measurements should be verified by the buyer.

Living / dining	8.42 × 4.27m
Primary bedroom	4.63 × 5.80m + W.I.C 3.62 × 2.28m
Garage	12.57 × 10.03m
Deck (as drawn)	7.13 × 22.44m

08 · KEY FACTS

At a Glance

Price	$1,350,000
Bedrooms	3 (expanded master wing with walk-in wardrobe, office nook & ensuite; master and third bedrooms open to the deck)
Bathrooms	2 (family bathroom + ensuite) plus separate WC
Car spaces	6, including a 12.5m × 10m Total Span garage
Floor area	180m²
Land area	1ha (10,000m²)
Outlook	Sea views over Bream Bay & the Hen & Chicken Islands; north-facing
Updated	Comprehensively updated since 2018; new ensuite vanity & tiling this year
Kitchen & living	Island kitchen; open-plan living; fresh paint, blinds & light fittings
Outdoors	Covered deck (roof built 2022) plus open deck; three small paddocks; garden shed
Garage	12.5m × 10m Total Span, 3m stud, built 2018
Water	Main household tank; extra tanks for stock & gardens; outdoor hot water cylinder
Council	CCC for all improvements: BC1800991, issued 28 October 2026

ROOM SIZES (FLOOR PLAN)

- Primary bedroom 4.63 × 5.80m
- W.I.C 3.62 × 2.28m
- Ensuite 6.02 × 1.98m
- Study 2.23 × 1.99m
- Living / dining 8.42 × 4.27m
- Bedroom 4.48 × 3.95m
- Bedroom 3.08 × 2.95m
- Laundry 3.64 × 3.40m
- Bathroom 3.02 × 1.92m
- Hallway 2.30 × 3.16m

From the Property Documents

TITLE & EASEMENT

Record of Title	NA140A/506 · Freehold (Fee Simple)
Legal description	Lot 3 Deposited Plan 212166
Title area	1.0000 ha (10,000m²) more or less
Interests	Telecommunications easement over the part marked “D” on DP 212166 (Easement Instrument 5372504.15), subject to s243(a) RMA
Search copy	Guaranteed Search Copy dated 16 October 2026

RENTAL APPRAISAL (ARIZTO, 26 OCTOBER 2026)

Assessed rent	Approximately $700.00 to $730.00 per week
As described	3 bedrooms · 2 bathrooms · 1 living area · parking 6

COUNCIL RECORDS

Council & consents	The LIM Report (LM2601728, issued 5 November 2026), Code Compliance Certificate BC1800991 (issued 28 October 2026) and rates information are published with the listing. No other building consent documents are published.

*Floor area as stated in the listing (180m²); land area per Record of Title (1.0000 ha). Figures above are summarised from the supplied documents. Buyers should review the full title, instrument and appraisal 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 · Easement Instrument p.13 · Rental Appraisal p.14 · Fact Check p.15 · Buyer Guides p.16

A

Record of Title (3 pp)

Record of Title NA140A/506 (Lot 3 DP 212166, 1.0000 ha, fee simple), with its registered interest. Search copy dated 16 October 2026.

Summary in this booklet → View original document ↗

B

Easement Instrument 5372504.15 (6 pp)

The 2002 easement certificate for DP 212166: rights of way and services over Lots 6 and 7, plus the telecommunications easements over Lots 3 (this lot) and 4.

Summary in this booklet → View original document ↗

C

LIM Report (74 pp)

Whangārei District Council LIM LM2601728, issued 5 November 2026: zoning, consents, services and natural hazards for 336 Brooks Road, Waipu.

View original document ↗

D

Code Compliance Certificate – 336 Brooks Road (3 pp)

Whangārei District Council Code Compliance Certificate BC1800991, issued 28 October 2026, with the council's covering letter.

View original document ↗

E

Rental Appraisal (2 pp)

Arizto rental appraisal dated 26 October 2026: about $700–$730 per week.

Summary in this booklet → View original document ↗

F

Buyers Guide (6 pp)

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

Summary in this booklet → View original document ↗

G

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 ↗

H

336 Brooks Road Rates (2 pp)

Property and rates information for 336 Brooks Road, Waipu, with rates history.

View original document ↗

Title & Legal

RECORD OF TITLE

Identifier	NA140A/506
Land Registration District	North Auckland
Date issued	11 October 2002
Prior reference	NA134C/714
Estate	Fee Simple
Area	1.0000 hectares more or less
Legal description	Lot 3 Deposited Plan 212166
Registered owners	Shown on the original document (individual names not reproduced here)
Search copy	Guaranteed Search Copy dated 16/10/26 8:53 am (Transaction ID 10532944)

REGISTERED INTERESTS

Telecommunications easement	Subject to a right to transmit telecommunications over part marked D on DP212166 created by Easement Instrument 5372504.15 – 11.10.2002 at 3:37 pm
s243(a) RMA	The easement created by Easement Instrument 5372504.15 is subject to Section 243 (a) Resource Management Act 1991
Other interests	None other is listed on this search copy (no mortgage, covenant or consent notice shown)

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.

Easement Instrument 5372504.15

An Easement Certificate over Deposited Plan 212166 (Land Transfer Act 1952), registered against the title on 11 October 2002. Its schedule creates five easements; the highlighted row is the one over this lot.

#	NATURE OF EASEMENT	OVER (SERVIENT)	IN FAVOUR OF (DOMINANT)
1	Right of way, right to convey water, right to transmit electricity and telecommunications	Lot 6 · marked "A"	Lots 4, 5, 7, 8 and 9
2	Right of way, right to convey water, right to transmit electricity and telecommunications	Lot 6 · marked "B"	Lots 7, 8 and 9
3	Right of way, right to convey water, right to transmit electricity and telecommunications	Lot 7 · marked "C"	Lots 8 and 9
4	**Right to transmit telecommunications**	**Lot 3 · marked "D" (this lot)**	**Lots 4 and 5**
5	Right to transmit telecommunications	Lot 4 · marked "E"	Lot 5

TELECOMMUNICATIONS EASEMENT "D" (OVER THIS LOT)

Who benefits	The registered proprietor of the dominant tenement (Lots 4 and 5) and other authorised persons, in common with the owner of this lot and all others having the like right.
The right	To convey telecommunications without interruption (except during necessary renewal or repair) by conduits, cables or pipes laid under, or over the surface of, the easement area.
Responsibility	The grantee arranges installation, and repair and maintenance so the conduits, cables or pipes are kept in good order and are not a danger or nuisance.
Access	The grantee may enter the land with tools, machinery and vehicles for a reasonable time to lay, inspect, repair or maintain the cables, causing as little disturbance as possible and restoring the surface as nearly as possible.
Definitions	"Authorised persons" are the grantee's agents, workmen, tenants, licensees and invitees; "telecommunications" includes any underground electronic power supply incidental to telecommunications.
This lot on the schedule	Lot 3 appears only as the servient tenement for easement D; it is not listed as a dominant tenement for any of the five easements.

View original document: Easement Instrument 5372504.15 ↗

Summarised from the scanned instrument (6 pages, including a certificate of non-revocation of power of attorney dated 8 August 2002); the full wording governs. A mortgagee consent on page 4 is struck through. The route of easement D is shown on DP 212166, not reproduced here. Seek legal advice on how this easement affects you.

Rental Appraisal

ARIZTO RENTAL APPRAISAL, 26 OCTOBER 2026

Property	336 Brooks Road, Waipu
Bedrooms	3
Bathrooms	2
Living area	1
Parking	6
As described	Living area with kitchen and dining; three bedrooms, the master with an ensuite; grass lawn area and deck space; double garage; off-street parking
Assessed rent	Approximately $700.00 to $730.00 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.

PROPERTY DOCUMENTS · CHECK

Fact Check

Key facts from the documents checked against the listing copy on 27 October 2026. ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Title & area	✓ NA140A/506 · Lot 3 DP 212166 · 1.0000 ha · fee simple Matches listing (1ha / 10,000m²) · **source: Record of Title ↗**
Easement	⚑ Telecommunications easement "D" over part of this lot, in favour of Lots 4 and 5 Not mentioned in the listing; confirm the easement route on DP 212166 with your solicitor · **source: Easement Instrument 5372504.15 ↗**
Other interests	✓ None other listed on the search copy dated 16/10/26 No mortgage or consent notice shown (not mentioned in the listing) · **source: Record of Title ↗**
Bedrooms & bathrooms	✓ Appraisal: 3 bedrooms, 2 bathrooms, master with ensuite Matches listing; the floor plan shows the same · **source: Rental Appraisal ↗**
Car spaces	✓ Appraisal: parking 6 Matches listing (6 car spaces) · **source: Rental Appraisal ↗**
Garaging	⚑ Appraisal: "Double garage" Listing and floor plan describe a 12.5m × 10m Total Span garage (plan: 12.57 × 10.03m); the appraisal wording differs; confirm · **source: Rental Appraisal ↗**
Floor area	⚑ Listing: 180m² Not stated in any supplied document; the floor plan gives room sizes only; confirm · source: listing / floor plan
Council records	✓ CCC BC1800991 issued 28/10/26; LIM Report LM2601728 issued 5/11/26 Both supplied; rates information also published; no other building consents supplied · **source: Code Compliance Certificate ↗** · **LIM Report ↗**
Rent	✓ $700–$730 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, tender and auction, and the multi-offer process.

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 a pre-settlement inspection is done before settlement.

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.

Location & Waipu



Map © OpenStreetMap contributors; location approximate. Tap the map to open 336 Brooks Road 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



$1,199,000
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; the aerial boundary line is indicative only. Please verify all information with Megan directly.