ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · WAIPU



Vendor on the Move: *1890s Villa Must Sell*

39 Connell Road, Waipu

By Negotiation

VIEW ONLINE →

3	1	181m²	2,879m²
BEDROOMS	BATHROOM	FLOOR	LAND

01 · THE PROPERTY

39 Connell Road, Waipu

Vendor on the Move: 1890s Villa Must Sell

Our vendors have placed an offer on their next home and are highly motivated! With a Registered Valuation of $920,000 available and a shift to Price by Negotiation, this is your window to secure an exceptional lifestyle.

Country living takes an easy rhythm at this elevated 1890s character villa on a generous 2,879m² parcel. Offering 181m² of floor space, outdoor recreation and relaxed living comfortably go hand in hand.

Inside, open plan living is grounded by polished timber floors and a cosy wood burner. The fully transformed modern kitchen features sleek white cabinetry, dark benchtops, a six burner gas oven, and a central island. Adjoining this is a bright, glass wrapped conservatory offering lovely garden views ideal as a sunlit office or morning retreat. Recent roof ridge maintenance and a complete roof paint refresh give peace of mind.

Three bedrooms sit within the home, alongside a family bathroom with a bath and separate shower. Beyond the house, a detached utility room adds valuable versatility for projects, storage, or a work-from-home setup.

Outside, sheltered areas provide easy places to gather or watch the sunset. Established paddocks are perfectly set up for grazing a pony or friendly goats. Parking includes a covered double carport and additional off-street spaces.

Set on Connell Road, enjoy a rural Waipu setting that is just minutes from SH1 for an easy commute, keeping the township, school, beach, and golf club within easy reach.

With our vendors ready to pack, this is well worth seeing in person.

Contact Megan Hetges to make it yours!



02 · GALLERY

Kitchen & Living















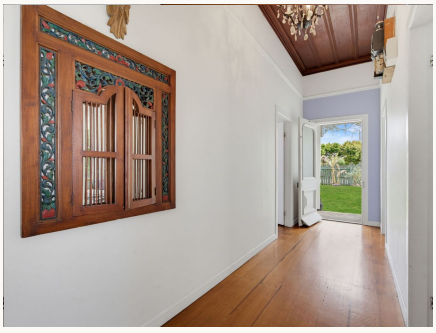
Dining, Conservatory & Bathroom















Bedrooms & Veranda













05 · GALLERY

The Grounds



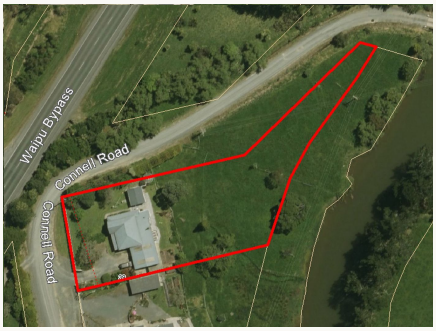












Boundary lines on aerial photos are indicative only.

06 · 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.

07 · KEY FACTS

At a Glance

Price	By Negotiation · Registered Valuation of $920,000 available (listing)
Land	2,879m² (Record of Title 710944, Lot 1 DP 491112)
Floor area	181m² (listing)
Home	1890s character villa (listing); three bedrooms, family bathroom with bath and separate shower, conservatory
Heating	Wood burner (listing); HRV system noted in the registered valuation
Outbuildings	Detached utility room (listing); covered double carport
Zoning	Rural Production Zone, Whangārei District Plan (registered valuation)
Services	Power and telecommunications; roof-water tanks; on-site effluent disposal (registered valuation)
Rating values	Land value $450,000 · Capital value $800,000 (registered valuation)
Rental appraisal	$580 to $610 per week (Arizto, 31 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 & Easement p.10 · **Valuation & Rental Appraisal** p.11 · **Council Records** p.12 · **Disclosure** p.13 · **Buyer Guides** p.14 · **Fact Check** p.15

A **Rental Appraisal** (2 pp)
Arizto rental appraisal dated 31 August 2026.
Summary in this booklet (p.11) → **View original document ↗**

B **Certificate Of Title** (2 pp)
Record of Title 710944: Lot 1 DP 491112, 2,879 m², fee simple.
Summary in this booklet (p.10) → **View original document ↗**

C **Registered valuation 39 connell** (21 pp)
Market valuation report by a registered valuer, valuation date 2 December 2025.
Summary in this booklet (p.11) → **View original document ↗**

D **39 Donnell Road BC9614862 - Demolish shed and erect New shed (2)** (5 pp)
Council building consent and code compliance certificate (issued 7 February 1996): demolish shed and erect new shed.
Summary in this booklet (p.12) → **View original document ↗**

E **39 Donnell Road BC0366330 - Lean-to Carport on Existing Shed (2)** (11 pp)
Council building consent file: lean-to carport on existing shed (scanned).
View original document ↗

F **39 Donnell Road SD1400011 - Decision - Two lots (2)** (15 pp)
Council subdivision decision SD1400011: two lots (scanned).
View original document ↗

G **39 Connell Road SD1400011 - Application - Two lots (2)** (85 pp)
Subdivision application SD1400011: two lots (scanned).
View original document ↗

H **Building permits - 39 Connell Road (2)** (16 pp)
Historic council building permits (scanned).
View original document ↗

I **39 Connell Road House not in flood zone** (1 p)
Note on mapped flood hazard areas and the house site.
Summary in this booklet (p.12) → **View original document ↗**

J **39 Connelle 710944_10271755.3** (3 pp)
Easement Instrument 10271755.3 (electricity, telecommunications and computer media), registered 9 December 2015.
Summary in this booklet (p.10) → **View original document ↗**

K **Council Property File** (23 pp)
Whangārei District Council property file (scanned).
View original document ↗

L **Precontract Disclosure Statement** (1 p)
Arizto property disclosure form for purchasers.
Summary in this booklet (p.13) → **View original document ↗**

M **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.14) → **View original document ↗**

N **Buyers Guide** (6 pp)
The Real Estate Authority's guide to the buying journey (not specific to this property).
Summary in this booklet (p.14) → **View original document ↗**

Title & Easement

RECORD OF TITLE 710944

Estate	Fee simple
Land	2,879 m² more or less · Lot 1 Deposited Plan 491112
Issued	9 December 2015 (prior reference NA39B/1099)
Interests	Subject to a right to convey electricity, telecommunications and computer media over part marked A on DP 491112 (Easement Instrument 10271755.3), subject to s243(a) Resource Management Act 1991
Search copy	Guaranteed Search Copy dated 18 August 2026

View original: Certificate Of Title ↗ · View original: 39 Connelle 710944_10271755.3 ↗

Valuation & Rental Appraisal

REGISTERED VALUATION (VALUATION DATE 2 DECEMBER 2025)

Market value	$920,000 (including GST if any)
Category	Rural-residential lifestyle lot on the northern outskirts of Waipu, close to State Highway 1; adjoins an esplanade reserve beside the Pohuenui Stream
Dwelling	Circa 1900 single bay villa, about 123 m² gross external floor area (measured on site), plus 30 m² covered veranda and a 64 m² attached carport
Sleepout	Detached 26 m² sleepout with its own bathroom facility
Construction	Rough sawn timber weatherboards, timber joinery, profiled metal roof
Condition	Modernised interior with good quality kitchen and bathroom; exterior would benefit from remedial work to weatherboards and deck treads
Rating values	Land value $450,000 · Capital value $800,000
Zoning	Rural Production Zone (Whangārei District Plan)

View original: Registered valuation 39 connell ↗

RENTAL APPRAISAL (31 AUGUST 2026)

Assessment	Approximately $580 to $610 per week
Basis	3 bedrooms, 1 bathroom, 1 living area, parking for 4

View original: Rental Appraisal ↗

Council Records

BUILDING CONSENT 14862 — CODE COMPLIANCE CERTIFICATE

Work	Demolish shed / erect new shed (value of work $7,700)
CCC	Final code compliance certificate issued 7 February 1996
Legal description at the time	Lot 1 DP 82945

View original: 39 Donnell Road BC9614862 - Demolish shed and erect New shed (2) ↗

FLOOD HAZARD NOTE

“While the lower paddocks near the river are mapped in the council's 10-to-100-year river and coastal flood hazard zones, the house and outbuildings were smartly built on an elevated platform that sits completely outside these mapped flood risk areas.”

View original: 39 Connell Road House not in flood zone ↗

SCANNED COUNCIL FILES

The lean-to carport consent (E), subdivision decision and application SD1400011 (F, G), historic building permits (H) and the council property file (K) are scanned documents; please open the originals.

View original: 39 Donnell Road BC0366330 - Lean-to Carport on Existing Shed (2) ↗ · View original: 39 Donnell Road SD1400011 - Decision - Two lots (2) ↗ · View original: 39 Connell Road SD1400011 - Application - Two lots (2) ↗ · View original: Building permits - 39 Connell Road (2) ↗ · View original: Council Property File ↗

Disclosure

PRECONTRACT DISCLOSURE STATEMENT

Unconsented works	The bathroom facilities (shower, toilet and associated plumbing) in the detached sleepout/outbuilding were installed without a Building Consent or Code Compliance Certificate from Whangārei District Council
Purchaser	Advised to make their own enquiries and seek independent legal and/or technical advice; purchase “as is” in respect of these works

View original: Precontract Disclosure Statement ↗

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

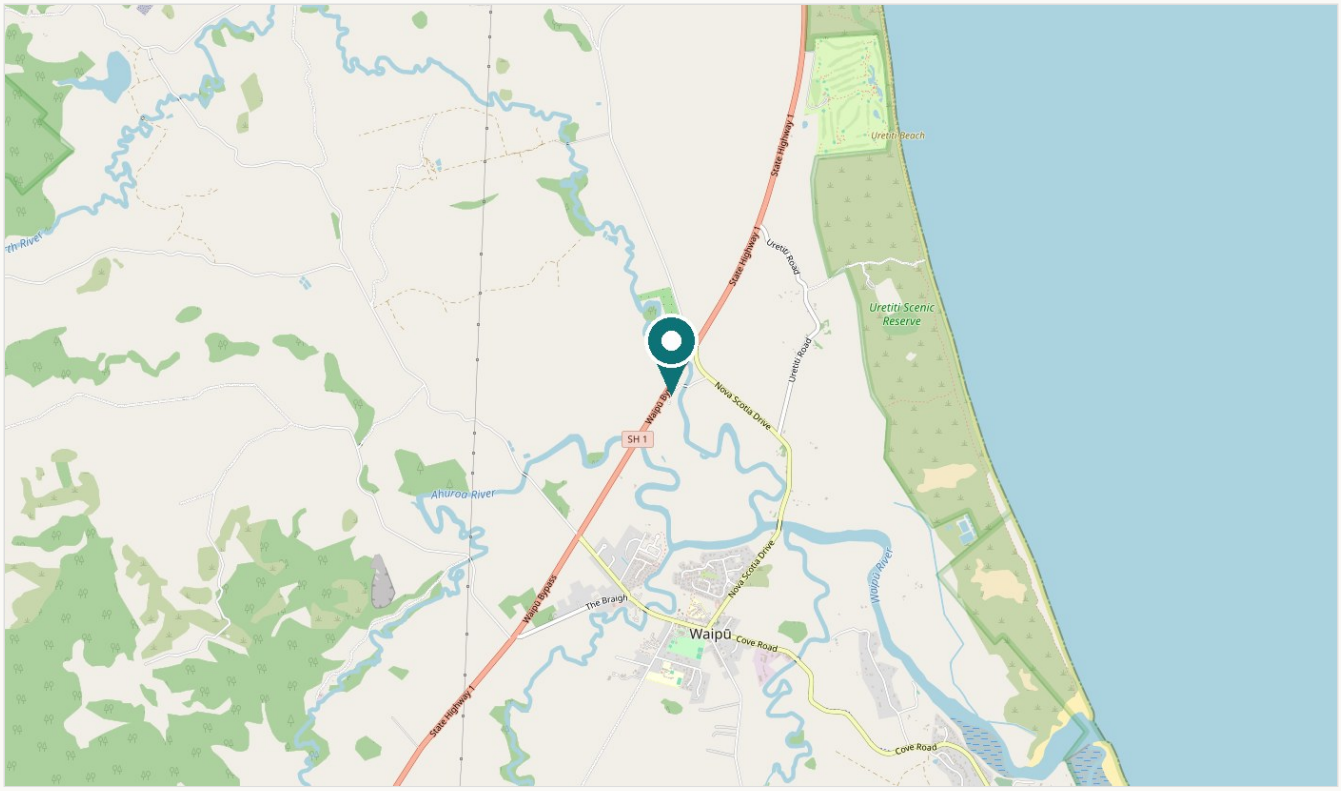
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Land area	✓ Record of Title: 2,879 m² Matches listing · **source: Certificate Of Title ↗**
Bedrooms	✓ Valuation and rental appraisal: three bedrooms Matches listing · **source: Registered valuation 39 connell ↗**
Floor area	⚑ Valuation: villa about 123 m² gross, plus 26 m² sleepout (also 30 m² veranda, 64 m² carport) Listing says 181m²; figures differ — buyer to verify · **source: Registered valuation 39 connell ↗**
Age	⚑ Valuation: circa 1900 Listing says 1890s · **source: Registered valuation 39 connell ↗**
Utility room	⚑ Valuation: 26 m² sleepout with its own bathroom; disclosure: sleepout bathroom unconsented Listing calls it a detached utility room · **source: Precontract Disclosure Statement ↗**
Exterior	⚑ Valuation: remedial work needed to weatherboards and deck treads Listing notes roof ridge maintenance and roof paint only · **source: Registered valuation 39 connell ↗**
Heating	✓ Wood burner; HRV system Wood burner matches listing · **source: Registered valuation 39 connell ↗**
Carport	✓ Valuation: carport roof cover for at least two vehicles Matches listing (covered double carport) · **source: Registered valuation 39 connell ↗**
Flood	⚑ Lower paddocks in mapped flood hazard zones; house platform outside Check the council hazard maps · **source: 39 Connell Road House not in flood zone ↗**
Valuation	✓ Registered valuation $920,000 Matches listing · **source: Registered valuation 39 connell ↗**

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.

08 · LOCATION

Location & Waipu



Map © OpenStreetMap contributors; location approximate. Tap the map to open 39 Connell Road, Waipu in Google Maps.

FROM THE LISTING

Set on Connell Road, enjoy a rural Waipu setting that is just minutes from SH1 for an easy commute, keeping the township, school, beach, and golf club within easy reach.

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



$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 · 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. Please verify all information with Megan directly.