ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · AVENUES



Upper Level Living, *Private Terrace!*

4/13 Fifth Avenue, Avenues, Whangārei

$435,000

VIEW ONLINE →

2	1	2	80m²
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA

01 · THE PROPERTY

4/13 Fifth Avenue, Avenues

Upper Level Living, Private Terrace!

Held and cherished by the same family for over 23 years, this upper level of a five unit complex, with two-bedrooms on Fifth Avenue deserves a look. Set across an 80m² layout, it pairs a bright, elevated outlook with absolute peace. Access is via a shared driveway used by neighbours for drop offs only leading straight to your exclusive domain: two car carport and an additional storage shed tucked at the very end of the complex.

There is zero foot traffic up to and past your unit entrance. In fact, you hold the only everyday access on the entire second level, making this floor feel entirely your own. Inside, the open plan living area feels light, relaxed, and wonderfully versatile—the current owner cleverly utilises the additional living space as a dedicated home office. With broad windows right beside the desk pulling in abundant sunshine and neighbourhood views. The kitchen keeps everything close at hand with generous bench space, while a heat pump ensures year-round comfort before sliding doors carry the room straight out to the terrace.

Both double bedrooms feature built-in wardrobes for easy, uncompromised living. The bathroom thoughtfully incorporates the laundry, complete with a shower over bath and useful cabinetry.

The real surprise is the large private terrace offering space for outdoor dining or soaking up the sun. With Whangārei Intermediate, Mander Park, and the CBD just a short stroll away, this sun-filled, private unit offers unparalleled central convenience.

Call Megan Hetges to arrange a private viewing.



02 · GALLERY

Kitchen, Dining & Living















Bedrooms, Office & Bathroom













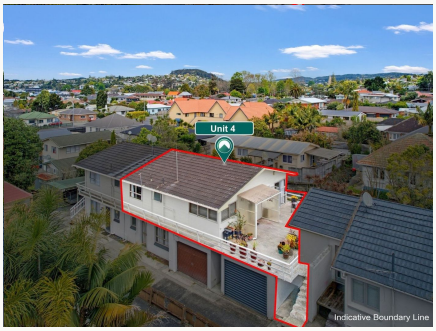


Terrace, Carport & Aerial





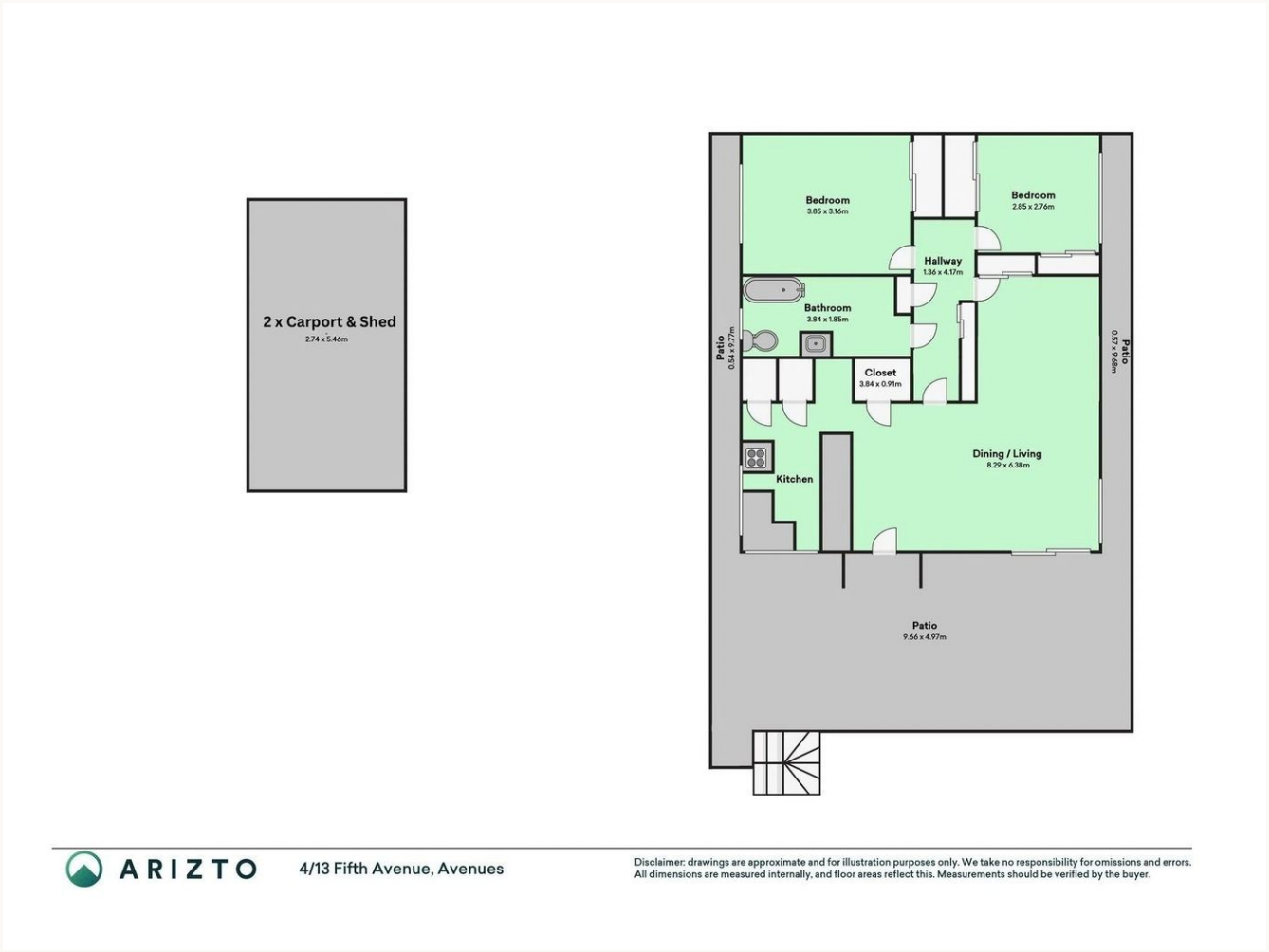






Aerial boundary lines are indicative only.

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.

06 · KEY FACTS

At a Glance

Price	$435,000
Bedrooms	2 double bedrooms, both with built-in wardrobes
Bathroom	1, with shower over bath; laundry incorporated
Car spaces	2: two-car carport plus an additional storage shed
Floor area	80m² (listing; council property record 80 m²)
Title	Cross lease · Flat 4 DP 74759 · 1/5 share of Lot 24 DP 27128 (1,001 m²) · 999-year lease from 1 November 1974
Comfort	Heat pump; open-plan living with extra living space (currently a home office)
Outdoors	Large private terrace
Zoning	Medium Density Residential (Whangārei District Plan)
Rates 2026/27	$3,288.15 (council rates record)
Rental appraisal	Approximately $490–$520 per week (Arizto, 5 October 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 & Cross-lease p.9 · **LIM & Council** p.10 · **Rates & Rental** p.11 · **Disclosures & Method of Sale** p.12 · **Buyer Guides** p.13 · **Fact Check** p.14

A

LIM Report (39 pp)

Whangārei District Council LIM LM2601621, issued 16 October 2026: zoning, permits, services and natural hazards.

Summary in this booklet (p.10) → **View original document ↗**

B

Rental Appraisal (2 pp)

Arizto rental appraisal dated 5 October 2026: approximately $490–$520 per week.

Summary in this booklet (p.11) → **View original document ↗**

C

Certificate Of Title (2 pp)

Record of Title NA30C/862 (cross lease, Flat 4), search copy dated 28 September 2026.

Summary in this booklet (p.9) → **View original document ↗**

D

Precontract Disclosure Statement (2 pp)

Arizto disclosure forms: Fibrolite (asbestos) sheet, and how the cross-lease operates in practice.

Summary in this booklet (p.12) → **View original document ↗**

E

Memorandum of Lease Unit 4 13 Fifth Avenue (4 pp)

Memorandum of Lease L 321595.6 for Flat 4 (scanned typed document).

Summary in this booklet (p.9) → **View original document ↗**

F

Flat Plan 4_13-Fifth-Avenue (2 pp)

Flat plan DP 74759 showing the five flats and their exclusive areas (scanned).

Summary in this booklet (p.9) → **View original document ↗**

G

4_13 Fifth Avenue Rates (1 p)

Council property and rates record: CV $410,000, rates $3,288.15 (2026/27), floor area 80 m².

Summary in this booklet (p.11) → **View original document ↗**

H

Deadline Sale Buyer Guide (2 pp)

Megan's short buyer guide to how a deadline sale works.

Summary in this booklet (p.12) → **View original document ↗**

I

4-13 Fifth Avenue - Cross-lease guide (7 pp)

Megan's plain-English buyer guide to this cross-lease, its title and lease rules.

Summary in this booklet (p.9) → **View original document ↗**

J

413 Fifth Avenue Maintainance & Insurance Disclosures (1) (1 p)

Disclosure of maintenance items and the building insurance arrangement.

Summary in this booklet (p.12) → **View original document ↗**

K

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.13) → **View original document ↗**

L

Buyers Guide (6 pp)

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

Summary in this booklet (p.13) → **View original document ↗**

Title & Cross-lease

RECORD OF TITLE NA30C/862

Type	Cross lease · Fee simple 1/5 share, plus leasehold of Flat 4
Land	Lot 24 Deposited Plan 27128 · 1,001 m² more or less (whole site)
Flat	Flat 4 Deposited Plan 74759 · lease L 321595.6, 999 years from 1 November 1974
Other flats	Flats 1, 2, 3 and 5 · titles NA30C/859, 860, 861 and 863
Interests	Leases of Flats 1–5; a mortgage
Search copy	Guaranteed Search Copy dated 28 September 2026

View original: Certificate Of Title ↗ · View original: Flat Plan 4_13-Fifth-Avenue ↗

THE LEASE RULES (FROM MEGAN'S CROSS-LEASE GUIDE)

Structural changes	Need the other owners' written consent first (cl. 10)
Shared costs	One fifth each: rates, building insurance, drains, roof and spouting, outside painting, structural repairs, grounds and fences (cl. 2)
Use and pets	For living in only; no pet that may unreasonably disturb the other owners or be a nuisance
Upkeep	Inside at your own cost; outside and roof kept in repair by the owners together (cl. 5)
Exclusive area	Flat plan DP 74759 gives area E to Flat 4; areas A–D belong to Flats 1, 2, 3 and 5 (cl. 24)

View original: Memorandum of Lease Unit 4 13 Fifth Avenue ↗ · View original: 4-13 Fifth Avenue - Cross-lease guide ↗

LIM & Council

LIM LM2601621 · WHANGĀREI DISTRICT COUNCIL

Issued	16 October 2026 (received 1 October 2026)
Legal	Flat 4 DP 74759 having 1/5 share in Lot 24 DP 27128 being 0.1001 ha
Zoning	Medium Density Residential Zone
Building permits	Erect 4 Flats (issued 05/11/1973); BP91262 – Erect Carport & Garden Shed (issued 31/05/1991)
Drainage	Application for permit for sanitary plumbing or drainage work dated 20/05/1991
Pool	Council holds no current record of a pool or spa
River flood	Mapped under PC1 as River Flood Hazard Zone; Northland Regional Council modelling identifies a River Flood Hazard for this property
Stormwater	Overland flow path / ponding information available (map in the LIM)
Land instability	Mapped under PC1 as Moderate Land Instability
Liquefaction	Vulnerability category: Undetermined
Tsunami	Green Zone – Safe Area

View original: LIM Report ↗

Rates & Rental

COUNCIL PROPERTY & RATES RECORD

Rates 2026/27	$3,288.15 total ($2,711.99 WDC + $576.16 NRC)
Valuation 2026/27	Capital value $410,000 · Land value $195,000
Record	Floor area 80 m² · Residential single unit · Record of Title 30C/862

View original: 4_13 Fifth Avenue Rates ↗

RENTAL APPRAISAL (ARIZTO, 5 OCTOBER 2026)

Details	2 bedrooms · 1 bathroom · 1 living area · parking 2
Assessed rent	Approximately $490–$520 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 may change with the market.

Disclosures & Method of Sale

Fibrolite	Asbestos fibre-cement sheet is disclosed; work that disturbs it must be done by a licensed asbestos removal specialist
Insurance (now)	Owners currently hold their own separate insurance for each unit, although the lease outlines joint insurance
Master policy	All 5 owners are working to set up a single master insurance policy for the building; the disclosure says the property can only be purchased once this policy is in place and transferable
Maintenance	Lease: 1/5 shared cost for structure, roof and exterior; in practice owners have largely maintained their own unit and split shared-area costs as needed
Neighbouring unit	The owner of Unit 2 converted their garage into a room without the other owners' written consent
Driveway	A hole in the communal driveway near the letterboxes; repair is technically a shared 1/5 cost
Builder's walkthrough	Informal: terrace handrail to replace; ranch slider and front door lack channel drainage; kitchen tap leaks; window seals need replacing; switchboard (electrician says currently legal)
Building report	The vendor is having an independent building inspection completed, to be made available to purchasers

View original: Precontract Disclosure Statement ↗ · View original: 413 Fifth Avenue Maintainance & Insurance Disclosures (1) ↗

DEADLINE SALE GUIDE

Megan's guide explains how a deadline sale works: written offers by a closing date, no public bidding, and the seller may accept an offer before the deadline ("unless sold prior").

View original: Deadline Sale Buyer Guide ↗

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

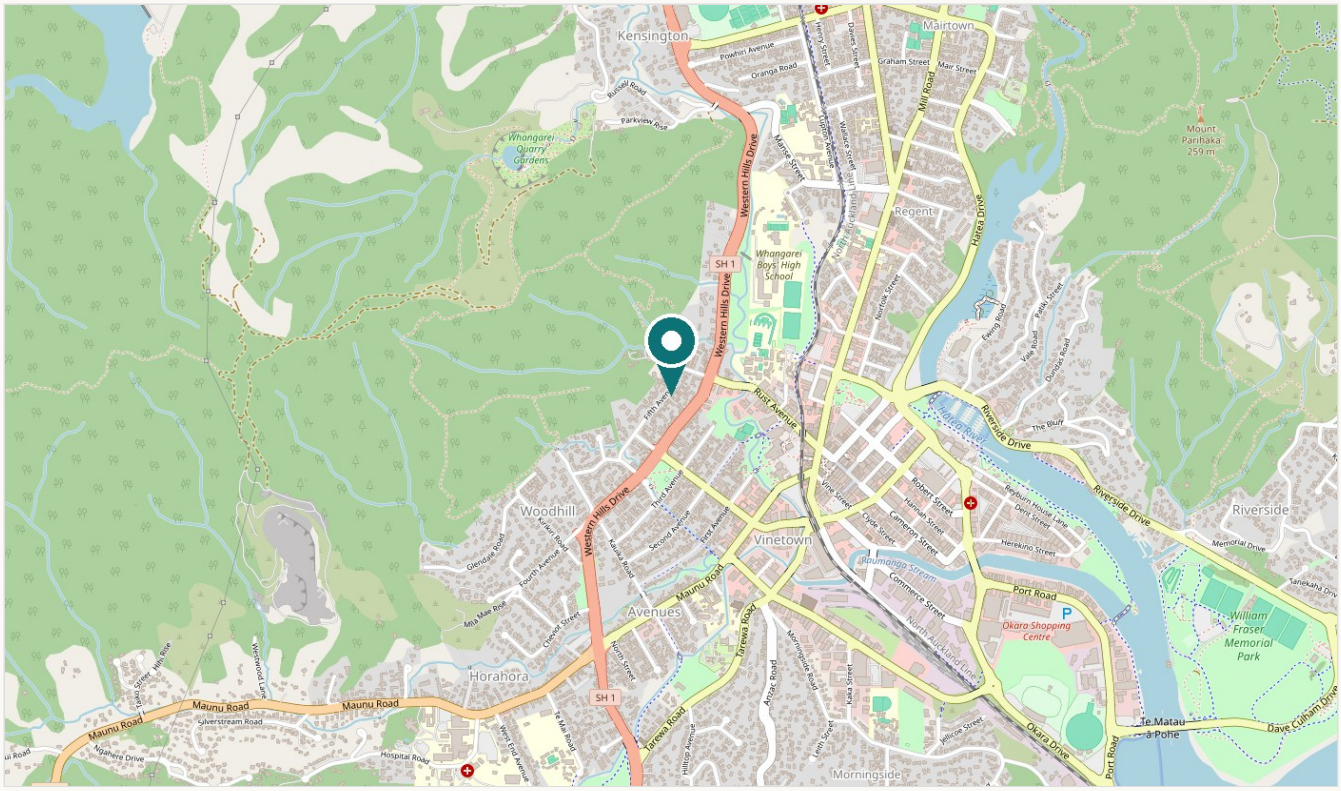
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Floor area	✓ Council property record: 80 m² Matches listing (80m²) · **source: 4_13 Fifth Avenue Rates ↗**
Bedrooms & bathrooms	✓ Rental appraisal: 2 bed, 1 bath, parking 2 Matches listing (2 bed, 1 bath, 2 car) · **source: Rental Appraisal ↗**
Title	✓ Cross lease, Flat 4 DP 74759, 1/5 share of 1,001 m²; five flats Matches listing (five-unit complex) · **source: Certificate Of Title ↗**
Carport & shed	✓ LIM: BP91262 Erect Carport & Garden Shed, 1991 Matches listing (two-car carport and storage shed) · **source: LIM Report ↗**
Original permit	⚑ LIM: "Erect 4 Flats" (1973); the title shows five flats Ask how and when the fifth flat was authorised · **source: LIM Report ↗**
Method of sale	⚑ Cross-lease guide: deadline sale Friday 30 October 2026, 2pm (unless sold prior); a deadline sale guide is attached Listing now shows a price of $435,000; confirm the current method of sale · **source: 4-13 Fifth Avenue - Cross-lease guide ↗**
Insurance	⚑ Disclosure: purchase only once the joint master insurance policy is in place Not in the listing copy; confirm the policy status before offering · **source: 413 Fifth Avenue Maintainance & Insurance Disclosures (1) ↗**
Maintenance	⚑ Disclosure: terrace handrail, door drainage, tap, window seals; building report to come Not in the listing copy; get the building report · **source: 413 Fifth Avenue Maintainance & Insurance Disclosures (1) ↗**
Hazards	⚑ LIM: River Flood Hazard Zone and Moderate Land Instability (PC1) Not in the listing copy; review the LIM maps · **source: LIM Report ↗**
Asbestos	⚑ Disclosure: Fibrolite (asbestos) sheet Not in the listing copy; get specialist advice before renovating · **source: Precontract Disclosure Statement ↗**
Rates & value	✓ Rates $3,288.15; CV $410,000 (2026/27) Information only · **source: 4_13 Fifth Avenue 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.

07 · LOCATION

Location & Avenues



Map © OpenStreetMap contributors; location approximate. Tap the map to open 4/13 Fifth Avenue, Avenues in Google Maps.

FROM THE LISTING

The real surprise is the large private terrace offering space for outdoor dining or soaking up the sun. With Whangārei Intermediate, Mander Park and the CBD just a short stroll away, this sun-filled, private unit offers unparalleled central convenience.

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



$597,000
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



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 · 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.