



## Table of Contents

---

- Property Report
- Contents
- Property Information
- Property Information Cont.
- The Kaipara Area
- Agent Profile
- Offices
- Photo Gallery
- Photo Gallery Cont.
- Back Page

---

**27 Hurndall Street East , Maungaturoto Northland**

# Property Report

## Welcome

---

### **Welcome to our vendors property**

This property report introduces the property and provides full details to discerning investors. Purchasers should fully satisfy themselves on all matters that would normally be considered when making an investment of this kind.

---

# Contents

---

Property Information	3-4
The Kaipara Area	5
Agent Profile	6
Offices	7
Photo Gallery	8

---

---

# Property Information

4



1



4



812 sqm



## 27 Hurndall Street East , Maungaturoto Northland

Large four bedroom 120 sqm insulated home with open plan kitchen/dining and good indoor/outdoor flow on low maintenance fully fenced 812 sqm section all handy to town.

While away the hot weather on the front deck with swimming pool and gazebo or take a short walk to the pub for lunch. Includes concrete drive with plenty of parking for you and your boat and excellent workshop and carport space.

Maungaturoto is 90 minutes north of Albany and 50 minutes from Whangarei/Dargaville and has primary and secondary schools, early childhood centre, cafes, pubs, library, op-shops, theatre, sports club and fabulous Kaipara Harbour beaches as well as full shopping and health care/emergency services.

Price \$575,000. Call Gary to view 021 902 087.

Should you wish to be added to Gary's new listings newsletter, please email Gary Morris at [gary@fnkaipara.co.nz](mailto:gary@fnkaipara.co.nz) with: "Yes, e-newsletter" in the subject line.

# Property Information

27 Hurndall Street East , Maungaturoto Northland	
<b>Legal Description</b>	Lot 4 DP 40829
<b>Website Link</b>	<a href="https://www.roperandjones.co.nz/real-estate-search/residential-real-estate?itype=1&amp;address=27%20Hurndall%20Street&amp;sbs=7352">https://www.roperandjones.co.nz/real-estate-search/residential-real-estate?itype=1&amp;address=27%20Hurndall%20Street&amp;sbs=7352</a>
<b>Rates</b>	\$2682.39
<b>Capital Valuation</b>	Land \$126,000 Improvements \$174,000 Capital Value \$300,000
<b>Floor Area</b>	120 m2
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Levels</b>	1
<b>For Sale</b>	\$575000
<b>Title Information</b>	<a href="#">Click here to view the property title documents</a>

## Property Location



---

# The Wider Kaipara District

---

## Kaipara District

Kaipara District is located in the rolling hills around the northern shores of the Kaipara Harbour, a large natural harbour open to the Tasman Sea. Kaipara District Council shares management of the harbour with various other organisations, most notably Northland Regional Council (in the north) and Auckland Council to the south.

The roughly triangular district stretches from a thinning of the Northland Peninsula south of Kaiwaka and Mangawhai in the southeast to the Waipoua Forest in the northwest. The District's western boundary is defined by Ripiro Beach which stretches down Northland's west coast from Maunganui Bluff and the Waipoua Forest in the North, to Pouto at the entrance to the Kaipara Harbour. The region is bisected by the Northern Wairoa River and its tributaries, which flow into the northern end of the Kaipara Harbour.

The District has no major urban centre but does have numerous towns and villages including Dargaville (the primary service centre in the west), Ruawai, Matakoho, Paparua, Maungaturoto, Kaiwaka, Mangawhai, Tinopai, Te Kopuru, Kaihu, Pahi and Whakapirau as well as the rural area which surrounds them. It has a population of 24,400 (June 2019), of whom about 4450 live in Dargaville, the seat of the district council.

The population is largely rural, living in small settlements scattered amongst the rolling hills or nestled on the shores of the harbour, including the harbour villages of Tinopai, Pahi and Whakapirau.

Community spirit is strong among the various rural communities, as is evident by the numerous local clubs, volunteer organisations and other initiatives. Dargaville hosts the ever popular annual Wearable Arts awards and also features weekly Riverside Produce Markets on Thursday afternoons. Maungaturoto has a volunteer group (Maungaturoto Residents Association) dedicated to beautifying the town. A similar volunteer group also exists in Ruawai and Paparua (Progressive Paparua).

---

# Introducing Gary Morris

---



## Gary Morris

Licensed under REAA 2008

Email: [gary@fnkaipara.co.nz](mailto:gary@fnkaipara.co.nz)

Mobile: 021902087

Gary Morris has been selling Real Estate for over 40 years with a keen interest in rural, development and investment properties, specialising in lifestyle farms and subdivisions.

He has a small lifestyle block of his own, where he breeds birds and has lived and farmed in the Kaipara area for over 20 years.

Gary has a comprehensive farming background and has been married for over 50 years.

Awards for First National year ended 31 March 2022

- No. 9 New Zealand Sales Consultant
- No. 2 Regional Sales Consultant
- Double Diamond Achiever - 4th year Double Platinum
- Platinum Award - Diamond Achiever 6 years running
- Top Regional Rural Award
- Top Regional Number Confirmed Sales
- Top Regional Dollar Value Confirmed Sales
- Top Regional Exclusives Sold
- Top Regional Exclusive Lister

Awards for First National year ended 31 March 2021

- Double Diamond Achiever
- Platinum Achiever - Diamond Achiever 5 years running
- Top Regional Exclusive Lister
- Top Regional Rural Sales Consultant
- No. 2 Regional Sales Consultant
- No. 11 New Zealand Sales Consultant

Awards for First National year ended 31 March 2020

- Diamond Achiever Award
- Platinum Award - 2nd Year (Diamond Award for 4 years)
- Regional Top Exclusive Lister
- Regional Top Rural Sales Consultant
- No. 3 Regional Sales Consultant
- No. 19 Sales Consultant Nationwide

**Awards for First National year ended 31 March 2019**

- **Diamond Achiever Award**
  - **Platinum Award – 1st Year (Diamond Award for 3 years)**
  - **Sales Excellence Award - Top 6 Sales Consultant – Region 1**
  - **Sales Excellence Award - Top Rural Consultant – Region 1**
  - **15 Years Long Service Award**
-



---

# First National Roper & Jones

---



## Covering The Kaipara

Dargaville Realty Limited - Licensed REAA 2008 Dargaville Realty Limited T/a Roper & Jones (First National) has been operating in the Kaipara area since 1926. We have a successful and highly motivated team of individuals who between them have over 93 years of real estate experience, working together to provide a professional and helpful service on your behalf.

Our aim is to offer our expertise in marketing and negotiating your property whether it is commercial, residential, lifestyle, coastal or rural. We have specialists in the rural sector with first hand knowledge of Dairy, Beef and Sheep farms and salespeople who focus on both residential and lifestyle properties.

Our company prides itself on first class service, and has access to excellent websites and print media. We welcome vendor participation and have an open door policy to ensure your specific needs are met in a friendly, professional way.

Proven Results. We put you first.

---

# Photo Gallery

---




110 Victoria Street  
Dargaville 0310  
PH: (09) 439 7295

143 Hurndall Street  
Maungaturoto 0520  
PH: (09) 431 1016

**[www.roperandjones.co.nz](http://www.roperandjones.co.nz)**

**Disclaimer:**

The information contained within this article has been formulated by us as Real Estate Agents. The information contained herein has been obtained from sources believed to be correct and reliable, but no liability is accepted for errors or omissions of fact or opinion.

**Chattels Disclaimer:**

The vendor supplies a chattel list. However, First National Roper and Jones takes no responsibility for its accuracy, errors or omissions and the chattels are sold as seen and inspected as is where is.