



## Kaiwaka, 134 Phillips Road

### UITKYK

Nestled on the banks of the Otamatea River where the tide laps gently through the mangroves, this exceptional property offers breathtaking, north-facing views of the Kaipara landscape, including Takahoa Bay, a tributary of the Kaipara Harbour.

THE BARN as it's known, is a beautifully crafted 275m2 two bedroom home built to the highest standards, featuring striking timber details throughout. The upper level offers open-plan living with seamless indoor-outdoor flow, creating an entertainer's dream space and includes two spacious double bedrooms, master with ensuite and direct access to the deck. Both bedrooms enjoy access to the main bathroom. Downstairs is the ideal space for extended family and friends having three rooms, its own bathroom and separate entrance, there's a double garage with laundry, an office/sewing room, and a mudroom for added convenience.

A deck wraps around the home, complete with an outdoor fire and a swimming pool-

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**For Sale**  
By Negotiation

**View**  
By Appointment

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perfect for relaxing and entertaining while taking in the stunning views of the surrounding property and landscape. The feeling is truly tropical, making for a peaceful and private retreat.

Hidden within the lush gardens, the Nikau Nest is a luxurious 50m2 sleepout, built to the same high standard as the main residence. Currently operated as a successful Airbnb, offering both comfort and privacy for guests.

The beautifully maintained gardens include a unique sitooterie a charming feature where you can relax beside an old coal range during cooler months, making it a cozy gathering spot for friends and family or to read a book.

The 6.16ha property is fully fenced and divided into five paddocks. It boasts orchards, vegetable gardens, three ponds, native plantings and specimen trees that attract an abundance of birdlife. Quail scurry across the lawn, I hear peacocks, see tui, woodpigeon, ducks, and a nesting turkey, just a few that call this place home. A heron flies in near the pond, adding to this tranquil atmosphere.

At the lower end of the property, you'll find a three-bay high-stud timber shed, two bays are enclosed with garage doors and concrete floor, there are stock yards with loading ramp and plenty of parking.

Located just 12 minutes from Kaiwaka Village, 25 minutes from Mangawhai, and only 1.5 hours to Auckland's CBD, this exceptional estate combines the best of rural tranquility with convenient access to city amenities. The keen fisherman will appreciate the all tide concrete boat ramp with parking for fishing the Kaipara Harbour, a five minute drive away.

Current owner Run as an Airbnb, see URL [airbnb.co.nz/h/nikaunest](https://airbnb.co.nz/h/nikaunest)

## More About this Property

Property ID	FCHHAY
Property Type	Lifestyle
House Size	325 m2
Land Area	6.16 hectare
Including	Ensuite Toilets (3)
Licensed Real Estate Agents (REAA2008)	

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