



### Typical Homes

The new subdivision developments which have ruffled the feathers of many long-time residents are still being constructed and palatial homes are springing up on the rolling landscape of the lifestyle blocks. Among the older housing stock there are original farmhouses and small cottages, plus villas that have been relocated from city suburbs. Tucked away amongst the horticultural countryside, the best homes come with tennis courts, pools and stables, providing their owners with all the trappings of the modern country squire lifestyle. Land prices are sky-high in this desirable area, so naturally people are demanding similarly upscale homes.

Dairy Flat has the new Goodlands Country Estate farm park with luxury properties selling from \$1.5million to more than \$3million. At Coatesville's exclusive 10-site 'Parkgate' gated community all the sites have sold and some of the first exclusive homes are under construction.

### Amenities

#### Schools ★★

Here you'll rediscover everything that's great about rural schools, including "ag days" when children show off their pets and produce. There are four primary schools which means children have to travel outside the area at secondary school age. The high decile and well appointed Waimauku School is one of the largest primary schools in the area.

At secondary level, the neighbourhood is in-zone for Massey High School. Private co-ed

schooling is offered at Kristin School in Albany. For a full list, see page 270.

#### Shops ★★★

Waimauku Village is a brand new development of 14 shops, including a supermarket. Huapai and Kumeu both have their own village-like shopping areas with plenty of parking; Kumeu's town centre continues to expand and also includes a large area of light industry and businesses aimed at servicing the needs of the wider rural community.

A surprising find in Riverhead is Decorum, a sophisticated little shop selling furniture and home items from all over the world.

#### Leisure ★★★★★

Kumeu's enviable choice of leisure activities reflects a location that's close to both rural and suburban facilities. Woodhill Forest's terrain has a four-wheel drive track, upgraded equestrian facilities and New Zealand's largest mountain-biking area. In Kumeu/Huapai proper, sporting facilities include golf, squash, tennis courts and a driving range. Riverhead even has a rifle range. For moviegoers, there are theatres at the Westgate shopping centre which is at the beginning of the northwestern motorway link to the city.

Kumeu/Huapai has several quality restaurants tucked among the vineyards, including River Mill, Allelly House, Gracehill Vineyard Restaurant and the Soljans Estate restaurant. For top café fodder, tuck in at the Carriages restaurant, Blossoms Café or Misada, or visit the stylish BeesOnline honey centre and café complex.



## Real Estate

### Trends

Ex-pat Kiwis, British migrants and urban refugees craving an alternative lifestyle have cemented this area's popularity. Now Waimauku has begun to attract some of Kumeu's attention. It is just as sought after for its slightly more rural flavour although Kumeu's prices are slightly higher just because it's closer to the city. The northwestern motorway extension between West Harbour and Whenuapai is also adding to the popularity of the rural west.

### Local Hero: Coatesville Village



Only 30 km north-west of the bustle of Auckland and you find yourself in the charming rural community of Coatesville. This is why Aucklanders sell up and leave the daily grind of the city. The village offers a laid-back country lifestyle that is nurtured at the Coatesville School. With a roll of 240 children (years 1-6), the school offers the traditional Kiwi education and boasts a swimming pool, veggie garden and annual Ag Day. Coatesville has a strong community and a full calendar of local events, including the ever-popular monthly Sunday markets, garden walks, Coatesville Classic half marathon (and a 2k Kid's Dash) as well as a variety of exhibitions. Locals also have the Keas, Cubs, Scouts, pony club, WI, gardening club and the village hall committee to keep them busy. Visitors should check out the Fernielea café, with its sunny garden and sandpit and try the pick-your-own-fruit (in season) experience at Windmill Orchards. For garden lovers, Mincher, Woodbridge and Twin Lakes are of national significance and a delight.

For more information about the school: [www.coatesville.school.nz](http://www.coatesville.school.nz)

### Best Streets

Matua Rd and Sunny Cres in Huapai; Tawa Rd and Pomona Rd in Kumeu; Solan Estate, Freshfields and Cloverfields in Waimauku.

### At a Glance...

#### House Prices

##### House near town

Bedrooms   
Price \$500,000 - \$600,000

##### 1 ha bare land

Price \$500,000 - \$620,000

##### 1ha land with house

Price \$650,000 - \$1,000,000+

##### 4 ha bare land

Price \$700,000 - \$900,000

##### 4 ha land with house

Price \$800,000 - \$1,500,000+

#### Average Rents

##### House

Bedrooms   
Price \$300/wk

Bedrooms   
Price \$380/wk

Bedrooms   
Price \$480/wk

#### Travel Times

From Kumeu:

CBD	40 min
Muriwai beach	15 min
Airport	peak 90 min off peak 45 min
Westgate shopping centre	15 min