

## LIFESTYLE SALES

SNAPSHOT  
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The Real Estate Institute of New Zealand reported a notable uptick in the number of lifestyle property sales in the three months to December 2024, alongside a rise in values with the median price for a lifestyle property up 5.3 percent on the previous year. Here's a selection of lifestyle property sales concluded in the last six months around Bayleys' nationwide network.

## NORTHLAND

**Wood Road, Umawera:** 2.02ha bare land with 1bdm garage-style accommodation near Hokianga Harbour, sold for \$290,000. *(Craig de Goldi, Bayleys Kerikeri)*



**Vinegar Hill Road, Kauri:** Large 4bdm home with separate double garage on 1.18ha, sold for \$1,175,000. *(Tracy Dalzell, Bayleys Whangarei)*

**Clearwater Road, Kamo:** 4,987sqm bare land block with services in place, sold for \$380,000. *(Tracy Dalzell, Bayleys Whangarei)*

**Austin Road, Maunu:** 1.38ha bare land with volcanic soil and resource consent for six lots, sold for \$1,200,000. *(Tracy Dalzell, Bayleys Whangarei)*

**Malone Road, Poroti:** 13.71ha flat to gently rolling land well-fenced into multiple paddocks, with a 3bdm home set in established gardens, sold for \$1,330,000. Other buildings on

the property include a round barn, a wintering barn, yards and shearing plant. *(Mike Williams, Jono Reeves, Bayleys Whangarei)*

**Mahuta Road, Dargaville:** A 3bdm home and two 1bdm units, plus double garage and 3-bay implement shed on a 15ha coastal block fenced into in six paddocks, sold for \$850,000. *(Todd Skudder, Bayleys Dargaville)*

## AUCKLAND

**Wishart Road, Helensville:** Private 4bdm private home, with double garage, workshop and studio on 1.15ha, sold for \$1,550,000. *(Jayne McCall, Bayleys Kumeu)*

**Whitehills Road, Waitoki:** Expansive 16.27ha estate with a classic David Reid 4/5bdm home, dressage arena, stables, barn, and ample storage, sold for \$3,225,000. *(Deb Manning, Bayleys Coatesville; Lynette Thomas, Bayleys Orewa)*

**Kahikatea Flat Road, Waitoki:** Renovated weatherboard home plus separate studio along with a large American-style barn and a half-round barn on 2.02ha with post and rail fencing, sold for \$2,090,000. *(Travis Morgan, Bayleys Hibiscus Coast)*

**Lennon Access Road, Stillwater:** North-facing expansive 4bdm executive-style home with inground pool and olive grove on 2ha overlooking the Weiti River, sold for \$3,200,000. *(Ailsa McArthur, Chelsea Allen, Bayleys Coatesville)*

**Blackbridge Road, Dairy Flat:** Contemporary 5bdm home plus spacious barn with stables, two offices, a kitchenette, and a restroom, on 1.43ha

within Four Pillars Estate, sold for \$3,500,000. *(Ailsa McArthur, Bayleys Coatesville)*

**Robinson Road, Coatesville:** Newly-renovated 4bdm home on 2.1ha landholding zoned Countryside Living, sold for \$2,300,000. *(Ailsa McArthur, Chelsea Allen, Bayleys Coatesville)*



**Wake Road, Coatesville:** Modern 4bdm home on 2.11ha with solar-heated pool and sauna, fruit trees, vegetable gardens, and four fenced paddocks, sold for \$2,275,000. *(Frana Segedin, Bayleys Coatesville)*

**Coatesville-Riverhead Highway, Coatesville:** Private 1.2ha bare land north-facing site with gentle contours and views, sold for \$1,700,000. *(Paul Arundel, Deb Manning, Bayleys Coatesville)*

**Gumdiggers Lane, Riverhead:** Colonial-style 3bdm home on 1,740sqm with heated pool, cabana, and forest views, sold for \$1,500,000. *(Frana Segedin, Bayleys Coatesville)*



**Clevedon-Kawakawa Road, Clevedon:** 3bdm home on 10ha with grazing paddocks, barn and a pond, sold for \$2,400,000. *(Denise Jenner, Courtney Jenner, Bayleys Takanini)*

**Cherrington Road, Clevedon:** 5bdm home on 4.1ha, fully-fenced with shed, stable, nine well-fenced paddocks and a variety of fruit trees, sold for \$1,850,000. *(Denise Jenner, Courtney Jenner, Bayleys Takanini)*

**Clarks Beach Road, Waiau Pa:** 4bdm home on 2.94ha of prime coastal land with mixed terrain, and a scheme plan for nine super-sized lots, sold for \$2,750,000. *(Michele Mathieson, Shane Snijder, Bayleys Pukekohe)*

**Koraha Road, Kumeu:** 5bdm home on 5,616sqm, with double car garaging and heated swimming pool, sold for \$2,550,000. *(Simon Spiller, Cooper Spiller Bayleys Kumeu)*

**Annandale Road, Taupaki:** 100-year-old 4bdm home with three bathrooms needing restoration, on 4.05ha with expansive lawns and inground pool, sold for \$1,690,000. *(Simon Spiller, Cooper Spiller Bayleys Kumeu)*



**Oaia Road, Muriwai Beach:** Immaculate 3bdm cedar home with 180 degree views on 2,151sqm elevated site, sold for \$2,400,000. Home has internally-accessed 3-car garaging, separate single garage currently used as a workshop, and ample parking. *(Simon Spiller, Cooper Spiller, Bayleys Kumeu)*

**Constable Road, Muriwai Beach, Muriwai:** North-facing 4bdm contemporary home with a 65sqm separate garage and workshop/storage space on 1.16ha, with views to the Tasman Sea and Muriwai Beach, sold for \$1,775,000. *(Jayne McCall, Bayleys Kumeu; Duncan Ross, Bayleys Auckland)*

**Muriwai Valley Road, Waimauku:** 4bdm contemporary home on 2.03ha, with swimming pool and studio, sold for \$1,750,000. *(Jayne McCall, Bayleys Kumeu)*



**Glenbrook Beach Road, Glenbrook Beach:** 3.53ha block with a 3bdm cottage, double garage, hay shed and consented for irrigation, sold for \$1,325,000. Land is gently sloping and suitable for kiwifruit, crops, or grazing. *(Ben Jameson, Bayleys Pukekohe)*

**Speedy Road, Glenbrook:** 6bdm renovated villa homestead with 2,000sqm of shedding on 8.49ha, set up for a horticultural or engineering/automotive enterprise, sold for \$3,000,000. *(Gary Capper, Bayleys Pukekohe)*

**Wymer Road, Glenbrook:** 4bdm home with double garage and basement storage space on 5,905sqm with flat to rolling contour comprising lawn, bush, trees and grazing land, sold for \$970,000. *(Ben Jameson, Bayleys Pukekohe)*

**Bald Hill Road, Waiuku:** A 5bdm family home and a separate 2bdm home, on 2.14ha of fenced, gently sloping land with grazing paddocks and 3-bay shed, sold for \$1,525,000. *(Gary Noakes, Bayleys Pukekohe)*

**Chamberlain Road, Bombay:** Single level 251sqm, 4bdm home with outdoor entertaining areas and large in-ground heated swimming pool, on

6,865sqm flat to rolling land, sold for \$1,571,000. *(Ian Buchanan, Bayleys Pukekohe)*

**State Highway 2, Pokeno:** 3bdm home on 7,095sqm, sold for \$860,000. *(Richie Blackmore, Felicity Blackmore, Bayleys Takanini)*



## WAIKATO

**Belcher Road, Te Kauwhata:** 5bdm home with a wide-span shed, on 8,130sqm flat well-fenced land with a swim-spa pool, sold for \$1,350,000. *(Ian Buchanan, Bayleys Pukekohe)*

**Mangatangi Road, Mangatangi:** Renovated 1950s brick 4brdm home on 5,000sqm, with landscaped grounds, double Skyline garage and powered high-stud shed, sold for \$1,145,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*

**Kopuku Road, Maramarua:** 307sqm 4bdm home secluded from the road, with shedding and two paddocks on 1.94ha, sold for \$990,000. *(Karl Davis, Connor Davis, Bayleys Waikato)*

**Pekapeka Road, Netherton:** 4bdm home on 25.3ha divided into 14 paddocks for grazing opportunities, sold for \$886,000. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*





**State Highway 26, Paeroa:** 4bdrm home on 2,500sqm, sold for \$599,000. (Karl Davis, Seth Roe, Bayleys Waikato)

**Bellevue Road, Matangi:** 7,724sqm bare land block with north-facing rural vistas, sold for \$760,000. (Karl Davis, Peter Kelly, Bayleys Waikato)

**Rutherford Road, Orini:** 7,980sqm bare land block with power to the boundary, sold for \$400,000. (Karl Davis, Peter Kelly, Bayleys Waikato)

**Kereone Road, Morrinsville:** 3bdrm home on 5.9ha, with 10 well-fenced paddocks, cattle yards, a large implement shed and additional shedding, sold for 1,350,000. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)



**Hangawera Road, Morrinsville:** Classic 1940s fully-renovated 4bdrm homestead, with swimming pool and shedding on 2.2ha, sold for \$1,250,000. (Mike Fraser-Jones, Neville Jacques Bayleys Waikato)

**Puketutu Road, Matamata:** 4bdrm home with large basement garaging and swimming pool, set in mature grounds on 4,020sqm, sold for \$977,000. (Sam Troughton, Bayleys Waikato)

**Morrinsville-Walton Road, Matamata:** 5bdrm home set in well-established grounds on 1ha, sold for \$870,000. (Sam Troughton, Margaret Troughton, Bayleys Waikato)

**Mowbray Road, Matamata:** 3bdrm home with grazing paddocks on 7,992sqm, sold for \$855,000. (Sam Troughton, Margaret Troughton, Bayleys Waikato)

**Old Te Aroha Road, Matamata:** 5.5ha bare block with quality grazing land and standout elevated building sites, sold for \$750,000. (Sam Troughton, Bayleys Waikato)

**Tirohanga Road, Cambridge:** 6-bay implement shed converted into (unconsented) accommodation on 16.67ha, with native bush and plantings, mature trees and meandering springs, sold for \$1,630,000. (Peter Kelly, Angus Kelly, Bayleys Waikato)



**Hautapu Road, Cambridge:** Architect-designed 275sqm 3bdrm brick home with internal double garage on 4,720sqm close to town and expressway, sold for \$1,300,000. (Dave Peacocke, Bayleys Waikato)

**Fletcher Road, Ngahinapouri:** 220sqm 4bdrm brick home on 4.43ha of easy contoured land with nine paddocks, bore water, and extensive rural views, sold for \$1,350,000. (Dave Peacocke, Mike Fraser-Jones, Bayleys Waikato)

**Taotaoroa Road, Karapiro:** Character 3bdrm home on 27ha with substantial 700sqm multipurpose barn housing seven stables, a tie up area, tack room, equestrian shed, and two high stud implement/truck storage areas, sold for 2,500,000. (Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)

**Parapara Road, Tirau:** North-facing 4bdrm home with triple garaging on 2.34 ha, sold for \$1,200,000. (Sam Troughton, Bayleys Waikato)

**Arapuni Road, Pukeatua:** Extended and renovated 1960s home on 2ha with orchard, creek, mature trees, half-round

shed plus an open-sided implement shed, sold for \$710,000. (Stuart Gudsell, Bayleys Waikato)

## BAY OF PLENTY

**Tim Road, Whakamarama:** 1bdrm cabin on a gently sloping plateau above a gully of native bush on 6.35ha landholding with grazing paddocks, extensive garden and orchard, sold for \$1,550,000. (Riki Walls, Ali Mohamed, Bayleys Tauranga)



**Wainui South Road, Whakamarama:** 2bdrm home with sleepout on 1.4ha of flat land with two grazing paddocks, sold for \$1,020,000. (Riki Walls, Ali Mohamed, Bayleys Tauranga)

**Junction Road, Te Puna:** 5bdrm home on 8,403sqm mixed contour land with grazing paddocks, sold for \$1,600,000 (Riki Walls, Ali Mohamed, Bayleys Tauranga)

**Walter Henry Drive, Lower Kaimai:** 278sqm 4bdrm brick home, with triple-car garage, large covered entertaining space with inground pool, 2-bay shed, five grazing paddocks plus cattle yards, on 1.94ha, sold for \$1,550,000. (Phil Mangos, Robyn Mangos, Bayleys Tauranga)



**Griffin Road, Lower Kaimai:** 300sqm 4bdrm home plus double garage and two sheds on 3,002sqm subdivided off a larger block, sold for \$1,515,000. (Phil Mangos, Robyn Mangos, Bayleys Tauranga)

**Hereford Road, Oropi:** 230sqm 4bdrm home with double garage and separate 2-bay shed on 11.88ha bordering the Waimapu Stream, sold for \$1,775,000. Property has rural and coastal views, around 630 feijoa trees, grazing land and native wetlands. (Phil Mangos, Robyn Mangos, Bayleys Tauranga)

**State Highway 2 West, Pikowai, Whakatane:** 324sqm executive-style single-level 4bdrm home with established gardens, sea views, plus garaging, storage, and large 3-bay high-stud shed, on and elevated 1.49ha coastal block, sold for \$2,150,000. (Rhys Mischefski, Sabina Andresen, Bayleys Whakatane)



**Caverhill Road, Manawahe:** Well-fenced 3bdrm home plus good stock yards, on 2.41ha elevated site, sold for \$780,000. (Rhys Mischefski, Bayleys Whakatane)

**Colebrook Road, Edgecumbe:** 4bdrm home with multiple sheds and mature landscaped grounds, set up as a wedding and function venue with resource consent to hold events, sold for \$1,450,000. (Sabina Andresen, Bayleys Whakatane)

**Ash Pit Road, Rerewhakaaitu:** 2bdrm modern home on 19.2ha of flat land, well set up for equine with four large sheds and lake views with lake access, sold for \$1,340,000. (Sarndra Rowlinson, Bayleys Rotorua)

## CENTRAL AND LOWER NORTH ISLAND

**State Highway 4, Owhangō:** 6bdrm homestead, with plenty of garaging, workshop and storage space on flat to rolling 5.6ha with quality pasture fenced into manageable grazing areas, sold for \$840,000. (Maurice Heapey, Bayleys Taupo)



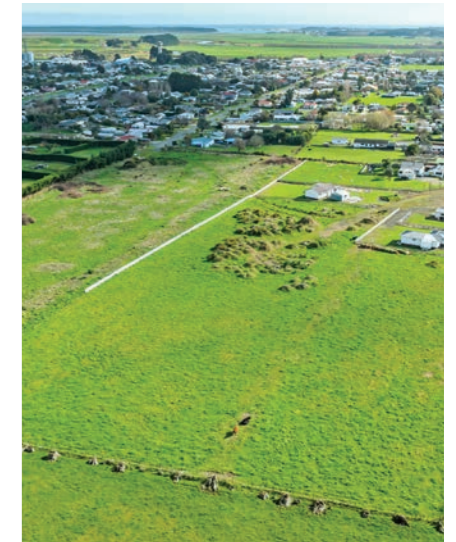
**Matapuna Road, Horopito:** Gently-contoured 1.749ha block, close to the historic Old Coach Road and the soon-to-be-completed Te Hangaruru cycleway, sold for \$254,000. (Antony Greenfield, Bayleys Ruapehu)

**State Highway 1, Taihape:** Privately-located 3bdrm home with views to the Ruahine Ranges, on 20.37ha of mainly free-draining fertile flat land with excellent fencing and water, multiple sheds and a full range of stock facilities, sold for \$1,340,000. (Pete Stratton, Bayleys Ruapehu)

**Gordon Terrace, Hunterville:** 5bdrm home on 4,571sqm, sold for \$360,000. (Elisabeth Bunn, Andrew Bonnor, Bayleys Feilding)

**Tane Road, Opiki:** 3bdrm home on 4,159sqm with established fruit trees, sold for \$605,000. (Kelvin Tane, Bayleys Palmerston North)

**Ashlea Road, Opiki:** 3bdrm 1970s home on 5,158sqm with two paddocks, sold for \$527,000. (Renae Miller, Bayleys Palmerston North)



**Coley Street, Foxton:** Four unconsented relocated houses at various stages of completion and with preliminary plans lodged with council, on 3.55ha, sold for \$650,000. (Kelvin Tane, Bayleys Palmerston North)

**Hokoroa Road, Tauwharepare, Gisborne:** 4bdrm home on 40.2ha medium hill country land with good farm infrastructure, including a tidy 3-bay implement shed, large woolshed, various outbuildings, plenty of water for stock and good fencing, sold for \$620,000. (Jacob Geuze, Bayleys Gisborne)

**Glenroy Road, Whangara:** 17.96ha predominantly flat land with a 1920s 6bdrm character homestead, excellent farm infrastructure including 3-bay storage shed, 2-bay garage with workshop, 6-stand woolshed with covered yards, comprehensive cattle yards, shearers quarters, hay barn, and a private airstrip, sold for \$1,145,000. (Simon Bousfield, Bayleys Gisborne)

**Glenroy Road, Whangara:** Original 1930s 7bdrm homestead on 7.84ha grazing land with stock handling facilities and multiple sheds, sold for \$750,000. (Simon Bousfield, Bayleys Gisborne)





**Back Ormond Road, Makauri, Gisborne:** Newly-built 3brdm home on 5,000sqm, sold for \$1,450,000. (*Jacob Geuze, Simon Bousfield, Bayleys Gisborne*)

**Back Ormond Road, Makauri, Gisborne:** 5,000sqm bare land rear site accessed via a well-formed driveway with post and rail fencing bounding the property, sold \$480,000. (*Simon Bousfield, Bayleys Gisborne*)

**Reponagaere Road, Patutahi, Gisborne:** Elevated 5,600sqm section with existing resource consent, sold for \$360,000. (*Nikki McHugh, Jenny Murray, Bayleys Gisborne*)

**Bloomfield Road, Matawhero:** 5brdm home on 6.77ha, with extensive yard space and multiple large sheds to support the block, which is set up for stock grazing and haymaking, sold for \$1,780,000. (*Jacob Geuze, Bayleys Gisborne*)



**Pakowhai Road, Muriwai, Gisborne:** 1ha bare land block sold for \$300,000. (*Jacob Geuze, Bayleys Gisborne*)

**Longview Road, Poraiti:** 4brdm home with double garage, well-fenced paddocks, water bore, mature trees and landscaped gardens on 1.5ha, sold for \$951,000. (*Chris Heenan, Tony Rasmussen, Bayleys Havelock North*)

**Kawera Road, Pukehomoamo:** Fully-fenced 1.34ha site, with power to the boundary and a formed entrance, sold for \$400,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

**Swamp Road, Fernhill:** Renovated 3brdm home plus 12x6m shed with 3-phase power, on 2,700sqm of flat land, sold for \$860,000. (*Kris August, Bayleys Havelock North*)

**Raupare Road, Twyford:** 3brdm home with double garage, greenhouse, three paddocks, shelter belts and reliable water supply, on 3,230sqm, sold for \$1,130,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

**Whakapirau Road, Maraekakaho:** 3brdm architecturally-designed home in park like surrounds with 4-bay implement shed, sold for \$1,600,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)



**Endsleigh Road, Havelock North:** 5brdm home with 62sqm freestanding garage, saltwater pool, town water supply and two rainwater tanks on 1.16ha with picturesque rolling grounds, sold for \$2,150,000. (*Gretchen Paape, Travis Le Comte, Bayleys Havelock North*)

**St Georges Road, Havelock North:** 6brdm home on 5,401sqm with double garage, double carport, salt-water swimming pool and 109sqm freestanding shed with separate access, sold for \$2,100,000. (*Tim Wynne-Lewis, Gretchen Paape, Bayleys Havelock North*)

**Kahuranaki Road, Kahuranaki:** 2017-built 4brdm home with double integral garage, separate studio room and large shed on 2.3ha, sold for \$1,450,000. (*Travis Le Comte, Gretchen Paape, Bayleys Havelock North*)

**Tuki Tuki Road, Havelock North:** 3brdm architecturally-designed home with carport and tandem garage on 3,051sqm, sold for \$1,220,000. (*Travis Le Comte, Gretchen Paape, Bayleys Havelock North*)



**Maraetotara Road, Kahuranaki:** 3brdm home on 5.3ha of gentle rolling hills, with a 2-bay pole shed and legal easement to spring water, sold for \$920,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

**Cohrs Road, Poukawa:** 4brdm home on 6ha with grazing paddocks, 30x70m riding surface, sheep and cattle yards with loadout, 2-stand woolshed, 3-bay implement shed plus workshop, sold for \$1,870,000. (*Andrew Rochester, Tim Wynne-Lewis, Bayleys Havelock North*)

**Elsthorpe Road, Patangata:** 1.16ha riverside bareland section with entranceway, driveway, established build area, mature trees and trout fishing opportunities, sold for \$350,000. (*Kris August, Bayleys Havelock North*)

**River Road, Otane:** 253sqm 3brdm home built in 2013 on an elevated platform with exceptional north-facing views down the Tuki Tuki River and beyond, with 2.5ha of land, sold for \$1,125,000. (*Andy Hunter, Charlotte Coddington, Bayleys Waipukurau*)



**Pukeora Scenic Road, Waipukurau:** 3brdm home with garaging and large 2-bay shed with studio, on 1.61ha, sold for \$1,250,000. (*Vic Ellingham, Bayleys Waipukurau*)



**Top Grass Road, Dannevirke:** 3brdm home plus a 2brdm self-contained unit in park-like grounds with inground swimming pool and four paddocks, on 2.69ha flat land, sold for \$620,000. (*Vic Ellingham, Monty Monteith, Bayleys Central Hawke's Bay*)

**Waitara Road, Brixton:** 4brdm home with extra-large garage and additional large studio/entertainment room, on 4,000sqm flat land, sold for \$1,350,000. (*Anu Bhatnagar, Jeremy Watson, Bayleys New Plymouth*)

**Ninia Road, Bell Block:** Brand-new architecturally-designed 4brdm home with heavy-duty timber boundary fencing on 4,050sqm of flat land, sold for \$1,300,000. (*Anu Bhatnagar, Jeremy Watson, Bayleys New Plymouth*)

**Parait Road, Bell Block:** 3brdm home plus large shed with attached carport and inground swimming pool, on 1.21ha of flat land, sold for \$1,005,000. (*Anu Bhatnagar, Jeremy Watson, Bayleys New Plymouth*)



**Diver Road, Okato:** 4,150sqm bare land site with tar sealed driveway, flat building platform, new boundary fencing and expansive mountain and sea views, sold for \$279,000. (*Vaughn Brophy, Bayleys New Plymouth*)

**Austin Road, Hawera:** 1brdm home, plus a 2brdm "tiny house" along with a substantial 16x12m workshop and other supporting farm improvements, on 1.45ha of flat land, sold for \$1,075,000. (*Greg Brunton, Lorraine Brunton, Bayleys Hawera*)

**Allen Road, Ohangai:** 3brdm character home plus swimming pool with changing sheds, 16x12m garage with a 3m lean-to overhang, and additional sleepout with toilet facilities, on 2.34ha flat land, sold for \$855,000. (*Greg Brunton, Lorraine Brunton, Bayleys Hawera*)

**Suther Street, Waverly:** 4brdm 1970s home with separate accommodation wing, landscaped gardens, lawn tennis court, inground swimming pool, stables, and 3-car garaging, on 1.21ha of flat land, sold for \$883,000. (*Greg Brunton, Lorraine Brunton, Bayleys Hawera*)



**Waipipi Road, Waverley:** Prime beach section in lifestyle subdivision with potential to build a 2-storey dwelling up to 7.5 metres for wide sea views, sold for \$150,000. (*Annemarie Horrocks, Bayleys Whanganui*)

**Makakaho Road, Waitotara:** 1960s 4brdm bungalow with panoramic views on 2.17ha, sold for \$340,000. (*Knud Bukholt, Bayleys Whanganui*)

**Makakaho Road, Waitotara:** 3brdm cottage plus three utility rooms on 1.42ha, sold for \$225,000. (*Knud Bukholt, Bayleys Whanganui*)

**State Highway 3, Kai Iwi, Whanganui:** 4brdm, elevated property with two paddocks on 4.14ha, sold for \$890,000. (*Knud Bukholt, Bayleys Whanganui*)

**Kaiwhaiki Road, Upokongaro, Whanganui:** 3brdm home plus with studio cottage, with established gardens on 2ha, sold for \$805,000. (*Knud Bukholt, Karen Bukholt, Bayleys Whanganui*)

**Blueskin Road, Brunswick, Whanganui:** 4brdm bungalow, double garage, and large workshop on 4,090sqm, sold

for \$885,000. (*Knud Bukholt, Bayleys Whanganui*)

**Kaikokopu Road, Brunswick, Whanganui:** 2brdm house on 2,415sqm, sold for \$690,000. (*Knud Bukholt, Bayleys Whanganui*)

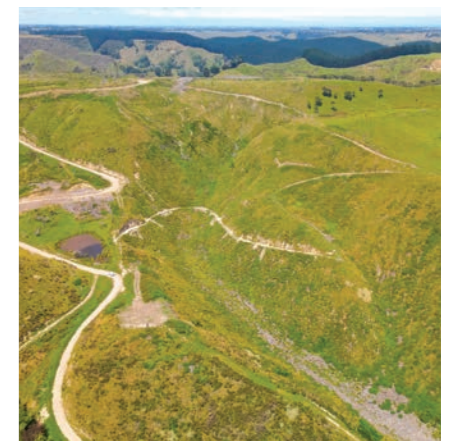


**Belmont Road and Tayforth Road, Westmere, Whanganui:** 3.87ha of prime sub-dividable land held in three titles, with a modest 3brdm house, plus some equestrian infrastructure, sold for \$1,410,000. (*Knud Bukholt, Bayleys Whanganui*)

**State Highway 3, Westmere, Whanganui:** 240sqm 4brdm executive-style home plus near-new 180sqm 4-bay shed, on 1.98ha, sold for \$840,000. (*Knud Bukholt, Bayleys Whanganui*)

**Watt Livingstone Road, Westmere, Whanganui:** Elevated 6.78ha block with road frontage, sold for \$810,000. (*Knud Bukholt, Bayleys Whanganui*)

**Longacre Road, Okaia, Whanganui:** Entry-level rural block on 19.18ha with potential building sites, sold for \$341,000. (*Knud Bukholt, Bayleys Whanganui*)



**Union Line, Fordell, Whanganui:** Newly-built 5brdm home with additional dwelling set on 1.77ha, sold for \$1,320,000. (*Carmel Harris, Bayleys Whanganui*)



**Harrison Road, Fordell, Whanganui:** 4bdrm home with established grounds, numerous outbuildings including large 4-bay garage/workshop, 4-bay implement shed, stock yard and load out ramp, on 5.08ha quality grazeable land, sold for \$1,130,000. (*Annemarie Horrocks, Bayleys Whanganui*)

**No 2 Line, Fordell, Whanganui:** 2bdrm home with landscaped gardens on 1.09ha, sold for \$827,500. (*Carmel Harris, Bayleys Whanganui*)



**Admiral Road, Gladstone:** 17.95ha strong and healthy limestone country, with gently undulating easy contour, sold for \$880,000. Potential building site with driveways in place, and water and power onsite. Well-subdivided land with all-purpose shed with two open bays, a closed in bay with roller door and kitchen and bathroom facilities, cattle yards and loadout, laneways and reticulated water system. (*Lindsay Watts, Bayleys Wairarapa*)

**SOUTH ISLAND**

**Tunakino Valley Road, Rai Valley:** 1bdrm home on 24.61ha, with 5ha of pine forest, versatile grazing land, and world-class hunting and fishing nearby, sold for \$630,000. (*Will Porter, Bayleys Marlborough*)

**Matthews Lane, Rapaura:** 3bdrm home plus 2bdrm self-contained unit, and a 150sqm 4-bay shed and workshop,

on 7,965sqm, sold for \$1,375,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Rapaura Road, Rapaura:** 3bdrm home with 3-car garage plus two fully self-contained units, in-ground swimming pool, tennis court, expansive lawns with established trees and boundary stream on 3,921sqm, sold for \$1,300,000. (*Jeremy Ryan, Kurt Lindsay, Bayleys Marlborough*)

**Hawkesbury Road, Fairhall:** 5bdrm home on 8.3ha. Stunning swimming pool, elevated deck overlooking the vines. 5.9ha vineyard with a sizable water right sold for \$2,620,000. (*Mike Poff, Charlie Fairhall McLean, Bayleys Marlborough*)



**Shandon Road, Waihopai Valley:** 5bdrm main home plus a separate 2bdrm dwelling on 8.25ha of versatile land, sold for \$1,720,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Tachalls Road, Ward:** 4bdrm home on 2.02ha with flat, fertile paddocks, sold for \$780,000. (*Mike Poff, Charlie Fairhall McLean, Bayleys Marlborough*)

**Awatere Valley Road, Awatere Valley:** 4bdrm renovated home with inground pool on 18.89ha fertile terrain with a mix of viticulture and pastoral grazing, sold for \$2,800,000. Property has 6.53ha planted in sauvignon blanc and pinot noir, with the balance of land in grazing. Improvements include two storage reservoirs, 4-bay pole shed, and 3-bay implement shed with one enclosed bay. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Athelney Road, Kaikoura:** Architecturally-designed 5bdrm home on 7.5ha, with a 6-bay implement shed and five paddocks for grazing, sold for \$2,075,000. (*Melanie Campbell, Bayleys Kaikoura*)

**Mairaki Road, Fernside:** Sold for \$1,200,000. 12.45ha rolling to flat fertile land, deer fenced with central lane system. Cattle yards and loading ramp, large four bay shed, 3-bay lean-to shed

and small bay L-shape shed. Four-bedroom home in well-established garden setting. (*Brook Yates, Dean Pugh, Bayleys Rangiora*)

**Yaldhurst Road, Yaldhurst:** 4bdrm schist-clad residence, with full-size asphalt tennis court, 3-bay shed, and stock pen with loading ramp, on 4.05ha with four paddocks, wide shelter belts and a private well, sold for \$3,410,000. (*Chris Jones, Sam Sidey, Bayleys Canterbury*)



**Ashburton Gorge Road, Mt Somers:** This versatile, rural bareland block on 17.5ha of mostly flat land is located in the Canterbury foothills with no covenants offering endless possibilities, sold for \$445,000. (*Mike Preston, Bayleys Ashburton*)

**Middleton Road, Cromwell:** 3bdrm home with separate 4-car garage and workshop on 2.29ha, sold for \$1,950,000. (*Steven Kirk, Bayleys Cromwell*)

**Waldron Road, Cromwell:** 3bdrm solar powered, two-storey home plus high-stud shed and 3-bay garaging, on 4.82ha with 1.1ha in Pinot grapes, and with an irrigation quota, sold for \$1,410,000. (*Shaun O'Docherty, Bayleys Cromwell*)



**Shannon Road, Alexandra:** 8.84ha bare block with creek and track to the elevated building platform with domestic water and power to the boundary, sold for \$469,565. (*Shaun O'Docherty, Bayleys Cromwell*)