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Demand for waterfront property continues to strengthen nationwide, across all segments including bareland sites, traditional Kiwi baches, luxury estates and everything in between. Here's a selection of waterfront sales concluded by Bayleys over the past 12 months, across coastal, canal, lakeside and river's edge locations.

Mahinepua Road, Kaeo: 2bdrm Lockwood cottage plus separate guest cabin on 506sqm, with direct beach access and views across Mahinepua Bay to the Cavalli Islands, held by the same family for almost 60 years, sold for \$1,410,000. *(David Baguley, Bayleys Kerikeri)*



State Highway 10, Kaeo: 5bdrm homestead plus farm infrastructure on 151.65ha fronting Whangaroa Harbour, with circa-4km of coastline, private boat ramp, and subdivision potential, sold for \$2,265,000. *(Craig De Goldi, David Baguley, Bayleys Kerikeri)*

Marchant Road, Mangōnui: 3bdrm split-level home with rumpus room, two bathrooms, large entertaining deck and purpose-built shed, positioned metres from the water's edge on a 959sqm site in Butlers Bay, sold for \$677,000. *(Hayley Davies, David Baguley, Bayleys Kerikeri)*

Quinces Landing, Kerikeri: Bespoke 4bdrm, 3-bathroom residence on a 1.15ha peninsula on the Kerikeri Inlet,

with riparian rights, private boat ramp, jetty, and pontoon, sold for \$3,037,000. *(Irene Bremner, Bayleys Bay of Islands)*

Keridale Lane, Kerikeri:

Architecturally designed 3bdrm, 2-bathroom home, plus two tiny homes, on 1.56ha featuring semi-tropical gardens, river boundary with swimming holes and a private waterfall, a lined shed/workspace, other ancillary buildings, and a productive orchard, sold for \$2,380,000. *(David Baguley, Bayleys Kerikeri)*



Rangitane Road, Kerikeri: Premium 10.95ha waterfront landholding with expansive views over the Te Puna and Kerikeri Inlets, concrete driveway access, power to the boundary, mature pine forest, spring-fed pond and private boat ramp, sold for \$1,500,000. *(David Baguley, Bayleys Kerikeri)*



Stanners Road, Kerikeri: Fully renovated 4bdrm, 2-bathroom lakefront home with double internal-access garage, plus separate garage and workshop, on 3,000sqm with jetty and direct lake access, sold for \$1,065,000. *(David Baguley, Bayleys Kerikeri)*

Stanners Road, Kerikeri: Renovated 3bdrm home plus self-contained 2bdrm flat, separate workshop and garage, on a 2,990sqm lakeside site with expansive water views, parking for boats and motorhomes, plus strong home-and-income potential, sold for \$1,030,000. *(David Baguley, Bayleys Kerikeri)*

The Lookout, Kerikeri: Early-1980s 3bdrm, 2-bathroom home with double garage and extensive off-street parking on a 4,604sqm north-facing section overlooking the Kerikeri Inlet, with ocean and river views, sold for \$900,000. *(David Baguley, Bayleys Kerikeri)*

Kaha Place, Russell: 2006-built architecturally designed 4bdrm, 3-bathroom home, on an elevated 2,499sqm site with direct beach access, sold for \$3,500,000. *(Irene Bremner, Bayleys Bay of Islands)*



Sullivans Road, Paihia: North-facing, architecturally designed 3bdrm, 4-bathroom residence, on an 813sqm section on Sullivans Beach, sold for \$3,425,000. *(Irene Bremner, Bayleys Bay of Islands)*



Gilbert Mair Rise, Russell: A 3bdrm, 2-bathroom north-facing cedar residence with double garage, on 2,612sqm with direct access via a private walkway to the beach below, sold for \$3,000,000. Property has four 25,000-litre rainwater tanks, 5kW solar system and Tesla Powerwall battery, as well as grid access. *(Irene Bremner, Bayleys Bay of Islands)*

Long Beach Road, Russell: 2008-built brick and tile 4bdrm, 2-bathroom home, on north-facing 675sqm site across the road from Long Beach in Russell, sold for \$2,500,000. *(Irene Bremner, Bayleys Bay of Islands)*

Long Beach Road, Russell: 1970s 3bdrm on 2.06ha of partially QEII-covenanted land on the southern end of Long Beach, sold for \$1,700,000. *(Irene Bremner, Bayleys Bay of Islands)*

Aucks Road, Russell: 3bdrm, 2-bathroom home with self-contained 1bdrm apartment below, and direct access to Pipiroa Bay, sold for \$950,000. *(Irene Bremner, Bayleys Bay of Islands)*



Creswell Street, Opua: 3bdrm, 2-bathroom home with multiple living areas, on a 941sqm north-east facing section on the water's edge in Opua, sold for \$2,140,000. *(Irene Bremner, Bayleys Bay of Islands)*



Manganese Point Road, Tamatearau: 3bdrm home with large double garage/workshop and converted rumpus/office with its own bathroom, a standalone double carport with large storage room, and a separate high-stud single carport ideal for a motorhome or boat, on 3,643sqm with direct water access to launch a boat, sold for \$1,460,000. *(Jude Copland, Hamish Gordon, Bayleys Whangarei)*

Marsden Point Road, Ruakaka: Renovated two-level home, effectively offering dual living with self-contained 3bdrm plus amenities upstairs, and an independent 2bdrm apartment downstairs, on a large 4,047sqm section that stretches from road to waterfront, sold for \$1,338,000. *(Mike Barrett, Bayleys Bream Bay)*

One Tree Point Road, One Tree Point: Remodelled 5bdrm waterfront property, with three bathrooms, 3-car

garage and large outdoor entertaining areas overlooking the harbour, sold for \$2,145,000. *(Brad McKegg, Bayleys Bream Bay)*



One Tree Point Road, One Tree Point: Classic 1970s 3bdrm home on 1,095sqm, with views of Mount Manaia and easy access to nearby amenities, sold for \$1,320,000. *(Jan Anderson Halliday, Bayleys Bream Bay)*



Kuaka Grove, One Tree Point: Architecturally crafted Balinese-inspired 4bdrm home with three bathrooms, on 1,276sqm with its own pontoon and boat ramp, sold for \$5,500,000. *(Brad McKegg, Bayleys Bream Bay)*

Fred Carr Place, One Tree Point: 909sqm level north-facing section with 24m of water frontage, and a 7.4m pontoon, at the entry to Marsden Cove marina, sold for \$1,800,000. *(Mike Barrett, Bayleys Bream Bay)*

Robert Street, Mangawhai Heads: Original 3bdrm Lockwood home, separate double garage with mezzanine storage on 885sqm with plenty of room for parking and the boat, sold for \$2,750,000. *(Laureen Hayes, Letitia Partridge, Bayleys Mangawhai)*

Ida Way, Omaha: Architect-designed 312sqm luxury lodge-style waterfront home with four bedrooms, four bathrooms, multiple living spaces, double internal-access garage and utility shed, and a covered outdoor

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entertaining room with wood fire, on 647sqm overlooking the beach, sold for \$6,500,000. *(Heather Walton-Bycroft and Mark Bycroft, Bayleys Omaha)*



Kokopu Street, Omaha: Architect-designed 320sqm 4bdrm cedar home with 3.5 bathrooms, double internal-access garage and generous outdoor entertaining spaces, including north-facing decks, lawn, covered pizza oven and outdoor fire area, with direct beach access, on an 808sqm beachfront reserve lot, sold for \$5,700,000. *(Heather Walton-Bycroft and Mark Bycroft, Bayleys Omaha)*

Heron Lane, Snells Beach: Original 2bdrm 1960s bach on 1,459sqm of freehold land, with uninterrupted views, private reserve and beach access, plus a second address and vehicle entrance on Woodlands Avenue offering potential for a new home, boat shed or development, sold for \$1,075,000. *(Heather Walton-Bycroft and Mark Bycroft, Bayleys Omaha)*



Ridge Road, Scotts Landing: Linton House, a grand 1863 heritage 4bdrm, 6-bathroom home, with a self-contained 1bdrm apartment, multiple living areas, gym, office, double garage, heated infinity pool and spa, plus private beach access,

on 4,115sqm, sold for \$4,400,000. *(Heather Walton-Bycroft, Mark Bycroft, Bayleys Omaha)*

Young Street, Scotts Landing, Mahurangi East: Two-storey 4bdrm, 3-bathroom stately home with lawns and established trees on 4,056sqm, includes concrete boat ramp, boat shed, shared pontoon jetty, sold for \$4,225,000. *(Kellie Bissett, Bayleys Matakana)*

Ridge Road, Scotts Landing, Mahurangi East: 8,055sqm waterfront section with a generous building platform, close to Scotts Landing boat ramp and wharf, sold for \$1,000,000. *(Kellie Bissett and Seamus Goodall, Bayleys Matakana)*



Hibiscus Coast Highway, Orewa: Executive 5bdrm, 4-bathroom home with large family room, media room, private courtyard, and direct access to Orewa Beach, sold for \$5,600,000. *(Karen Clark, Bayleys Orewa)*

Whangaparāoa Road, Manly: Renovated 3bdrm waterfront home on 2,011sqm with riparian rights, direct beach access, and coastal views, sold for \$1,160,000. *(Willi Bardohl, Bayleys East Coast Bays; Marcia Noda, Bayleys Orewa)*



Rodeo Drive, Redvale: 600sqm single-level 6bdrm residence with resort-style amenities, on 1ha fronting

the Okura River, sold for \$4,515,000. *(Willi Bardohl, Bayleys East Coast Bays)*

Cliff Road, Torbay: Architecturally designed 4bdrm home, on a 1,391sqm site close to Long Bay Regional Park, Ladder Bay, Winstone's Cove, and Waiake Beach, sold for \$2,385,000. *(Willi Bardohl, Bayleys East Coast Bays)*

Schopolo Place, Albany: 5bdrm home with heated pool, on 1,500sqm at the water's edge in a peaceful cul-de-sac with views across the Upper Harbour and Lucas Creek, sold for \$2,640,000. *(Tara Menzies, Cindy Leong, Bayleys East Coast Bays)*



Hurstmere Road, Takapuna: Renovated 3bdrm ground floor apartment with luxurious master suite, decking, lawn, and views across the Hauraki Gulf to Rangitoto, sold for \$2,700,000. The property has cable car access from the road, a carport, and off-street parking. *(Chris Batchelor, Bayleys Takapuna)*



Aeroview Drive, Beach Haven: North-facing Ian Burrow-designed 5bdrm home on 1,087sqm with riparian rights, private jetty access, expansive outdoor living, pool, 3-car garage, panoramic views and all-day sun, sold for \$1,830,000. *(Libby Greenwood, Bayleys Takapuna; John Greenwood, Bayleys Auckland Central)*



Aeroview Drive, Beach Haven:

Held by one family for 50 years, an architecturally designed 5bdrm home with wide views, on a private 1,467sqm freehold site with riparian rights, sold for \$1,815,000. (*Nick Mayhew, Sue Mayhew, Anna Mayhew, Bayleys Takapuna*)

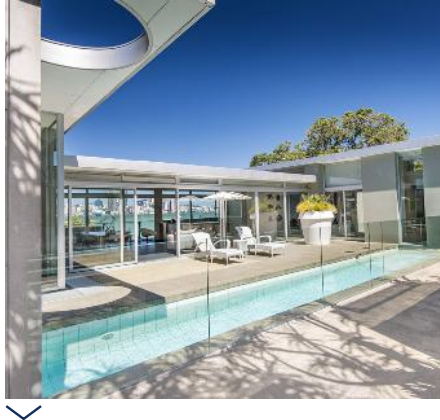
Queen St, Northcote: Renovated 5bdrm, circa-1910 waterfront character home on 833sqm freehold land, with panoramic harbour views, direct water access, and close to the CBD, sold for \$3,550,000. (*Nick Mayhew, Sue Mayhew, Anna Mayhew, Bayleys Takapuna*)

Aramoana Avenue, Bayswater: 1960s 3bdrm weatherboard north-facing home, on a 986sqm site with views from Ngataranga Bay to the Harbour Bridge, direct water access, and rare riparian rights, sold for \$2,100,000. (*Chris Batchelor, Blair Monk, Bayleys Takapuna*)



Hamana Street, Narrow Neck:

Renovated 4bdrm 1920s home on 2,135sqm comprising two freehold titles, running from the road to the beach, sold for \$6,900,000. Property has gulf and Rangitoto views, large lawns and private steps to the beach below. (*Victoria Bidwell, Bayleys Takapuna*)



Stanley Point Road, Stanley Point:

Award-winning contemporary 679sqm 5bdrm waterfront residence with city and harbour views on a security-fenced and private 2,112sqm site, sold for \$9,000,000. This exceptional estate has a triple garage with a 1bdrm apartment above, a pool, and private beach and jetty. (*Victoria Bidwell, Bayleys Takapuna; Nick Gilbert, Bayleys Ponsonby*)

Stanley Point Road, Devonport: For sale for the first time in 55 years, a 3bdrm home ripe for transformation on a 2,062sqm north-facing site, with direct water access and boatshed, sold for \$2,640,000. (*Chris Batchelor, Bayleys Takapuna*)

King Edward Parade, Devonport: 4bdrm home on 694sqm, set back from the road and elevated with a waterfront terrace and uninterrupted harbour views, sold for \$5,150,000. (*Linda Simmons, Bayleys Devonport*)



King Edward Parade, Devonport:

Modern two-level 3bdrm townhouse with spacious decks overlooking Dunders Beach, a sunny courtyard connected to the lower level, double garage with internal access, and the beach just across the road, sold for \$4,500,000. Just a short stroll to Devonport village and the ferry to the CBD. (*Victoria Bidwell, Bayleys Takapuna*)

Second Avenue, Devonport:

Architect-renovated 1900s 4bdrm villa on north-facing waterfront 1,255sqm site, with rolling lawns leading to steps down to a jetty, sold for \$3,700,000. (*Linda Simmons, Bayleys Devonport*)



Donald Bruce Road, Waiheke Island:

1970s 3bdrm farmhouse surrounded by established native bush, with views over Waiheke Marina and Putiki Bay, on 3.53ha, sold for \$2,600,000. (*Mana Tahapehi, Bayleys Waiheke and Great Barrier Island*)

Palm Road, Waiheke Island: 3bdrm home plus versatile self-contained studio on cross-lease site, metres from north-facing Palm Beach with views toward Little Barrier Island, sold for \$3,700,000. (*Mana Tahapehi, Bayleys Waiheke and Great Barrier Island*)



Wharf Road, Waiheke Island: 2bdrm board-and-batten cottage to the rear of a 981sqm site with elevated bay views, with the Gallery exhibition building to the front of the property, sold for \$1,000,000. (*Mandy Brown, Holly Brown, Bayleys Waiheke and Great Barrier Island*)

Shelly Beach Road, Waiheke Island:

3bdrm home with north-facing louvred deck overlooking the mangroves, plus a separate studio,

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with direct access to Shelly Beach Reserve, sold for \$1,340,000. (*Oliver Meadows, Bayleys Waiheke and Great Barrier Island*)



Gordons Road, Waiheke Island:

Known as Heriot Grove, the Cape Cod-inspired 5bdrm, 3.5-bathroom home occupies 9.28 ha on a sun-drenched peninsula and sold for \$11,350,000. (*Mana Tahapehi, Bayleys Waiheke and Great Barrier Island*)



Argyle Street, Herne Bay:

6bdrm home with private boatshed, on 1,214sqm site with direct access to the harbour, sold for \$12,051,000. (*Edward Pack, Bayleys Ponsonby*)

Rawene Avenue, Westmere:

3bdrm home on northwest-facing 1,298sqm with riparian rights, sold for \$8,600,000. (*Luke McCaw, Bayleys Ponsonby*)

Tamaki Drive, Kohimarama:

Architecturally designed 3bdrm, 2-bathroom apartment occupying an entire floor with front row views across the harbour from North Head and Rangitoto through the Motuihe Channel to Browns Island and beyond, sold for \$3,215,000. (*Peter Cleave, Myles Cleave, Lisa Cleave, Bayleys Remuera*)

Cliff Road, St Heliers: Three-level, 5bdrm home with 4-car garage, wine cellar, heated swimming pool, and

views across the harbour to Rangitoto, on 1,209sqm, sold for \$8,060,000. (*Harry Cheng, David Rainbow, Bayleys Remuera*)



Lucerne Road, Remuera: Elevated 352sqm character 4bdrm 3-bathroom home with three-car garage and generous off-street parking on 1,259sqm with an uninterrupted northwest view over the Orakei Basin below, easily accessed by the nearby walkway, sold for \$8,660,000. (*Harry Cheng, David Rainbow, Bayleys Remuera*)



Darwin Lane, Remuera: Architect-designed 3bdrm, 3-bathroom residence with double internal-access garage, plus a separate self-contained apartment wing with deck and garage, on a north-facing 1,290sqm site at the end of a council walkway, sold for \$4,000,000. (*Steve Koerber, Nila Koerber, Bayleys Remuera*)

Riverview Road, Panmure: Shanahan Architects-designed contemporary 4bdrm, 3-bathroom home, internal-access garage with Tesla EV charger, direct water access with shared jetty, boat shed, gangway, and floating pontoon, on a 532sqm site, sold for \$2,580,000. (*Josh Nixon, Bayleys Remuera*)

Stevenson Way, Cockle Bay:

Absolute waterfront single-level 5bdrm, 3-bathroom home with double internal-access garaging and

separate workshop, on a 2,305sqm north-facing landscaped site with extensive outdoor entertaining areas, and 180-degree Hauraki Gulf views, sold for \$4,130,000. (*Angela Rudling, Michael Chi, Bayleys Howick*)



Crispe Road, Clarks Beach: Modern 3bdrm coastal home with garaging, carport and ample off-street parking, steps from the beach and local amenities, sold for \$1,340,000. (*Michele Mathieson, Bayleys Pukekohe*)

Torkar Road, Clarks Beach: 4bdrm home with covered outdoor entertaining complete with gas fireplace and swim spa, plus a separate sleepout with kitchenette and bathroom, basement garaging and workshop, sold for \$1,450,000. (*Michele Mathieson, Bayleys Pukekohe*)



Moana Anu Anu Avenue,

Whangamatā: Substantial 4bdrm home, with double garage, additional off-street parking and direct access to the adjoining harbour reserve on a 614sqm site, sold for \$1,125,000. (*Jerry Waddington, Bayleys Whangamatā*)

Kahu Crescent, Whitianga: Canal-front 3bdrm home with subtropical gardens, and a covered deck leading down to a private pontoon giving

direct access to the water, on 779sqm, sold for \$2,510,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*

Aquila Drive, Whitianga: Canal-front 4bdrm home plus oversized garage with separate workshop, on 695sqm, with shared boat ramp and private 7.3m pontoon with space to accommodate a 16m launch, sold for \$1,970,000. *(Bev Calder, Sheree Henderson)*

Robinson Road, Whitianga: 4bdrm Lockwood home with uninterrupted estuary views, plus high-stud carport and separate double garage with workshop space, on 809sqm close to the boat ramp, sold for \$1,300,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*



Buffalo Beach Road, Whitianga: Split-level 3bdrm home on 797sqm flat section, with room for the caravan or pitching a tent, and a separate boat shed for the water toys, sold for \$1,150,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*



Motu Hei, Pauanui: 701sqm site in Pauanui Waterways, with direct canal access and 9m pontoon with Jet Dock, sold for \$1,700,000. *(Dale Sholson, Bayleys Coromandel; Nick Gilbert, Bayleys Ponsonby)*

Margaret Place, Hahei: Architect-designed two-level 5bdrm home, with internal access garage and separate boat shed, on 969sqm with landscaped native garden, outdoor shower and hot tub terrace, sold for \$6,990,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*

Motu Hei, Pauanui: 4bdrm, 3-bathroom home on 673sqm in The Quays, with expansive canal views, all-day sun, seamless indoor-outdoor living, half-share in a 20m marina berth, and shared boat ramp access, sold for \$2,840,000. *(Kate Fielding, Bayleys Pauanui)*

Motu Hei, Pauanui: Stylish 4bdrm waterfront home on 461sqm in The Quays, with easy access to the waterways, estuary and ocean, plus the convenience of a marina berth and shared boat ramp access, sold for \$2,500,000. *(Kate Fielding, Bayleys Pauanui)*



Waterways Parade, Pauanui: Contemporary canal-front north-facing 4bdrm, 3-bathroom home on 700sqm, with a large jetty, sold for \$2,800,000. *(Kate Fielding, Bayleys Pauanui)*



Koromiko Drive, Coromandel: 4bdrm, 3-bathroom home featuring an enclosable outdoor entertaining zone with built-in BBQ, heated pool, and

bar with sound system, plus a double garage and generous boat shed with self-contained suite for guests, on 4,516sqm, sold for \$2,800,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*

Bluff Road, Kuaotunu: 4bdrm home on 809sqm, with outdoor built-in fireplace, tiered gardens, and solar panels feeding back to the grid, sold for \$1,620,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*

Ohinau Drive, Opito Bay: Elevated 3bdrm home plus generous double garage, on 1,544sqm, sold for \$1,845,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*



Opito Bay Road, Opito Bay: 1980s 2bdrm bach above a garage and workshop, on 809sqm, sold for \$1,700,000. *(Linda Bird, Marcus Holmes, Bayleys Whitianga)*

Black Jack Road, Opito Bay: 809sqm blank-canvas site with no covenants, sold for \$817,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*



Wharekaho Road, Wharekaho: Two-level 6bdrm, 3-bathroom home, with self-contained flat, double garage and workshop, on 1,823sqm site, with a lawn that stretches directly out to the sand and huge Pohutukawa tree, sold for \$2,575,000. *(Belinda Sammons, Kylie Pullen, Bayleys Whitianga)*

Omega Place, Coastlands,

Whakatāne District: Elevated 653sqm absolute beachfront bare section within the Coastlands Beachside Estate, with uninterrupted views of Whale Island, White Island and the Raurimu Islands, sold for \$645,000. (*Rhys Mischefski, Larissa Reid, Bayleys Whakatane*)

Pacific Parade, Coastlands,

Whakatāne District: 780sqm absolute beachfront site in Coastlands Beachside Estate with prime views, direct beach access and no height restrictions, sold for \$600,000. (*Rhys Mischefski, Kathryn Maguire, Bayleys Whakatane*)



Waterford Avenue, Ohope: 802sqm bare site with direct access to sought-after Ohope Beach, and views of White Island and Whale Island, sold for \$2,200,000. (*Rhys Mischefski, Bayleys Whakatane*)



Rimu Rimu Key, Waiotaha: Absolute beachfront 6bdrm home with a large first-floor balcony and double garage on 919sqm, with panoramic views towards Whakaari and Moutohora Islands, sold for \$1,350,000. (*Rhys Mischefski, Kathryn Maguire, Bayleys Whakatane*)



Oceanbeach Road, Mt Maunganui:

1960s cedar-clad 3bdrm bach on 1,237sqm, held in the same family for over 80 years, sold for \$6,200,000. (*Conrad Doyle, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui: 7bdrm across two dwellings on 1,115sqm, sold for \$8,300,000. (*Sharon Hall, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui: 5bdrm, 3-bathroom home with solar-heated pool, on 842sqm, sold for \$7,800,000. (*Sharon Hall, Bayleys Mt Maunganui*)



Marine Parade, Mt Maunganui:

Two dwellings with a combined five bedrooms, held for five generations, sold for \$6,950,000. (*Sharon Hall, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui: 4bdrm home with expansive living spaces opening to sun-drenched decks, on a 680sqm site, sold for \$5,450,000. (*Sharon Hall, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui: Two ocean-facing apartments combined into one expansive 286sqm, 3bdrm, 3-bathroom residence with two generous decks in the recently upgraded Oceanside Towers complex, sold for \$4,850,000. There are two secure basement car parks, and the use of onsite heated swimming pools and gymnasium. (*Peter Clarke, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui: Three-level 4bdrm townhouse with garaging for two cars, sold for \$2,950,000. (*Conrad Doyle, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui:

Updated 2bdrm, 2-bathroom home across the road from the sandy surf beach, sold for \$2,250,000. (*Conrad Doyle, Bayleys Mt Maunganui*)



Marine Parade, Mt Maunganui:

2bdrm, 2-bathroom front row penthouse apartment with secure, lockable basement parking, and the opportunity to benefit from the onsite management's holiday rental programme, sold for \$2,000,000. (*Sharon Hall, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui: 2bdrm, 2-bathroom apartment, with sheltered courtyard, sold for \$1,810,000. (*Sharon Hall, Bayleys Mt Maunganui*)



Marine Parade, Mt Maunganui:

3bdrm corner apartment on the elevated ground floor of The Reef development, with a private gated courtyard, use of a residents' heated swimming pool and fully equipped gym, with easy access to the beach across the road, sold for \$1,750,000. (*Peter Clarke, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui:

Renovated 3bdrm, 2-bathroom super-sized apartment with entertainers'

deck in Oceanside Towers, sold for \$3,400,000. *(Peter Clarke, Bayleys Mt Maunganui)*

Marine Parade, Mt Maunganui:

2bdrm, 2-bathroom apartment with large deck and separate laundry, on the third floor of the Oceanside Towers building, with two basement car parks, sold for \$2,700,000. *(Peter Clarke, Bayleys Mt Maunganui)*



Marine Parade, Mt Maunganui:

Oceanside Towers' 2bdrm, 2-bathroom apartment with north-facing deck, and access to a heated pool, spa, gym, and sauna, sold for \$2,550,000. *(Peter Clarke, Bayleys Mt Maunganui)*



Marine Parade, Mt Maunganui:

Renovated north-facing 143sqm 2bdrm, 2-bathroom apartment on the third floor of the Oceanside Towers complex, sold for \$2,410,000. *(Peter Clarke, Bayleys Mt Maunganui)*

Oceanbeach Road, Mt Maunganui:

Two-level main home plus separate sleepout, with six bedrooms across the two dwellings, on a 1,045sqm beachfront site, sold for \$5,200,000. *(Richard Wright, Rebecca Wright, Bayleys Mt Maunganui)*

Oceanbeach Road, Mt Maunganui:

5bdrm, 3-bathroom home with 6-car garaging and lap pool, on 849sqm

prime coastal land at the coveted, quieter end of Oceanbeach Road, sold for \$7,690,000. *(Sharon Hall, Bayleys Mt Maunganui)*

Papamoa Beach Road, Papamoa:

4bdrm, 4-bathroom home with study, gym, media room, pool, and solar panels, on 1,372sqm, sold for \$6,000,000. *(Sharon Hall, Bayleys Mt Maunganui)*



Papamoa Beach Road, Papamoa:

4bdrm unit-titled home within one of Papamoa's most tightly held gated beachfront enclaves, sold for \$3,000,000. *(Angela Fleet, Nick Fleet, Bayleys Mt Maunganui)*



Karewa Parade, Papamoa: Award-winning architect-designed 4bdrm beach cedar board-and-batten home on 857sqm, sleeping up to 13 people across the home and converted garage, sold for \$2,770,000. *(Angela Fleet, Nick Fleet, Ashlea Pead, Bayleys Mt Maunganui)*

Karewa Parade, Papamoa: Classic, partially renovated 3bdrm bach on 1,146sqm flat land, sold for \$2,450,000. *(Angela Fleet, Bayleys Mt Maunganui)*

Okawa Bay Road, Lake Rotoiti:

4bdrm absolute lawn-to-lake home with expansive living areas, jetty, slipway and dry boatshed on a 1,333sqm freehold site, sold for

\$2,950,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Okere Road, Lake Rotoiti:

270sqm 3bdrm waterfront bach with boatshed, jetty and direct lake access on a 1,012sqm site, sold for \$1,600,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*



Foster Road, Lake Rotoiti: Elevated 5bdrm home with multiple living spaces, extensive garaging, and panoramic Lake Rotoiti views, in a peaceful Okere Falls setting with a half share in a jetty, sold for \$1,540,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*



Te Akau Road, Lake Rotoiti: 3bdrm bach on a 1,015sqm site with lake views, double garaging, separate sleepout and easy access to the water's edge across the reserve, sold for \$1,125,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Whangamoa Drive, Lake Rotoiti:

Leasehold waterfront 2bdrm retreat on 2,800sqm of native bush with private jetty, boatshed, separate bunkroom and direct lake access, sold for \$925,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Okere Road, Lake Rotoiti: 1,517sqm lakeside property with consented jetty, boatshed and slipway, offering an exceptional opportunity to renovate or rebuild in a highly sought-after Lake Rotoiti location, sold for \$850,000. *(Jenny Donne, Bayleys Rotorua)*



State Highway 33, Lake Rotorua:

Two-level 390sqm 5bdm home with garaging and boat storage, lake views, generous outdoor living and convenient access to Rotorua's eastern lake district, sold for \$890,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Steep Street, Lake Ōkāreka: Luxury 334sqm 3bdm residence with contemporary architecture, and absolute lake frontage in one of Lake Ōkāreka's most exclusive locations, sold for \$4,500,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*



Spencer Road, Lake Tarawera: Premium multi-level 4bdm, 3-bathroom home, with exceptional lake access, sold for \$2,700,000. *(Jenny Donne, Bayleys Rotorua)*

Spencer Road, Lake Tarawera: Modern 4bdm home with detached double garage, ample off-street parking, and a half share in a private

jetty, on 1,019sqm site, sold for \$2,675,000. *(Jenny Donne, Bayleys Rotorua)*

Spencer Road, Lake Tarawera: 2bdm cottage on 1,022sqm with enviable waterfront lifestyle and easy lake access, sold for \$1,850,000. *(Jenny Donne, Bayleys Rotorua)*

Spencer Road, Lake Tarawera: 1,057sqm section, sold for \$1,250,000. *(Jenny Donne, Bayleys Rotorua)*



Nisbet Terrace, Kinloch, Taupō:

5bdm lakefront bach with front and rear decks, on 809sqm with views across Whangamata Bay to Mount Ngauruhoe, Ruapehu and Tongariro, plus direct access to the nearby swimming beach, sold for \$2,975,000. *(Helen Webb, Rowan Webb, Bayleys Taupō)*



Parawera Drive, Acacia Bay, Taupō:

1,147sqm north-facing leasehold section in the gated Parawera community, with lake views plus access to a lap pool, tennis courts, sauna, gym and BBQ area, sold for \$181,000. *(Sam McCaskie, Bayleys Taupō)*

Lake Terrace, Waipahihi, Taupō: Two-storey 3bdm lakefront apartment with two living areas, enclosed thermal pool, multiple outdoor areas, lake views and no body corporate fees, sold for \$1,805,000. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*

Lake Terrace, Central Taupō: 3bdm, 3-bathroom lakefront apartment with a 165sqm floorplan, two covered carparks and access to a gym, sauna and pool, with panoramic views across Lake Taupō to the National Park, Wharewaka and Acacia Bay, sold for \$1,500,000. *(Chris Dykzeul, Bayleys Taupō)*

Rainbow Drive, Rainbow Point, Taupō: 4bdm lakefront bach with tandem garaging and a viewing deck, on an 825sqm waterfront site with direct access to the lake and views across to Acacia Bay, sold for \$3,050,000. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*



Rainbow Drive, Rainbow

Point, Taupō: 3bdm high-spec contemporary lakefront home with expansive decks, spa pool and single garaging, directly across from Lake Taupō with uninterrupted views, sold for \$2,150,000. *(Grant Bayley, Clare Bayley, Bayleys Taupō)*



Wharewaka Road, Wharewaka,

Taupō: 280sqm 4-5bdm home, elevated above the reserve at Wharewaka Point, sold for \$4,100,000. *(Grant Bayley, Clare Bayley, Bayleys Taupō)*

Kohatu Parade, Wharewaka, Taupō:

Character-filled 5bdm, 3-bathroom waterfront home plus sleepout, on 832sqm private established grounds with lake views, in tightly held Three

Mile Bay with easy access to the lake's edge, sold for \$3,075,000. (*Alison Whittle, Alisa Elsley, Bayleys Taupō*)

Pokaka Crescent, Wharewaka, Taupō: 4bdm home with double garage, on 703sqm with 180-degree views across Lake Taupō to Tongariro National Park, just metres from the Three Mile Bay boat ramp, sold for \$3,050,000. (*Grant Bayley, Clare Bayley, Bayleys Taupō*)

Kuiwai Drive, Wharewaka, Taupō: Prime 1,435sqm lakefront section with uninterrupted water views, direct shoreline access and all-day sun, surrounded by quality homes, sold for \$2,500,000. (*Alison Whittle, Alisa Elsley, Bayleys Taupō*)



Huihui-a-wai Street, Kuratau, Tūrangi: Authentic 1960s lakefront bach with direct access to the water's edge, on a private 1,093sqm site in tightly held Kuratau with future subdivision potential, sold for \$1,450,000. (*Doug Montgomery, Bayleys Tūrangi*)



Ferguson Avenue, Westshore: Dual-level 3bdm townhouse with 2-car garaging, on a 402sqm front-row waterfront site, with views across to Ahuriri and Napier Port, sold for \$2,180,000. (*Joseph Skelton, Bayleys Havelock North*)

North Shore Road, Bay View: Modern 3bdm beachfront home with multiple outdoor entertaining areas, on 809sqm site with direct

coastal outlooks, ample parking and shedding, sold for \$890,000. (*Sam Hutchinson, Bayleys Napier*)

Te Awa Avenue, Awatoto: Extensively renovated 4bdm home with resort-style in-ground pool and expansive outdoor entertaining area, set on 1,062sqm with ocean and golf course views, sold for \$1,020,000. (*Sam Hutchinson, Bayleys Napier*)



Clifton Road, Te Awanga:

Quintessential 2bdm waterfront cottage on an 809sqm beachfront site, with a private rear courtyard capturing coastal views, plenty of off-street parking and direct access to the beach, sold for \$755,000. (*Joseph Skelton, Bayleys Havelock North*)

Bristow Street, Whanganui: 6bdm, 3-bathroom home, with three living areas plus study, swimming pool, dual double garages, fully equipped boatshed with a fish prep station, and additional off-street parking, on 4,519sqm overlooking Virginia Lake, sold for \$2,100,000. (*Jean Clark, Bayleys Whanganui*)



Papaiti Road, Whanganui: Elevated 5bdm home with a self-contained 2bdm studio on 1.51ha overlooking the Whanganui River, sold for \$1,145,000. (*Knud Bukholt, Karen Bukholt, Bayleys Whanganui*)

Riverbank Road, Whanganui:

Elevated and private 3bdm home with views over the Whanganui River, plus separate self-contained studio, on 1.06ha with potential to subdivide, sold for \$830,000. (*Annemarie Horrocks, Bayleys Whanganui*)

Mataikona Road, Mataikona: 2bdm bach on 937sqm with direct access to Mataikona Beach, ocean views from the lounge, a full-width entertaining deck and substantial garage and storage space, sold for \$535,000. (*Cameron Percy, Bayleys Wairarapa*)



Beachview Grove, Peka Peka:

1,189sqm level freehold section with direct beach access, sold for \$500,000. (*Ellie Tzimas, Hannah Mackley, Paul Gamble, Bayleys Kapiti*)



Croisilles-French Pass Road, Okiwi Bay:

2.02ha elevated native bush-clad site, with drive-on access, a cleared build site and title issued, sold for \$750,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

D'Urville Island, Marlborough

Sounds: 1.80ha in a mix of native and mānuka forest, with wild pigs, red deer and fallow deer frequenting the property, and the surrounding waters rich in crayfish, pāua, blue cod and snapper, sold for \$120,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Te Rawa Lodge, Wilson Bay, Pelorus

Sounds: 14.31ha in native bush, with four fully self-contained one- and two-bedroom chalets and apartments, plus a backpacker's chalet, all with

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private decks and panoramic vistas, plus a café/shop and waterfront restaurant, sold for \$2,315,000, plus GST if any. (Will Porter, Bailey Dewe, Bayleys Marlborough)

Yncyca Bay, Marlborough Sounds:

4,716sqm site with native bush, adjacent to a natural sheltered inlet, with power connected at the boundary, sold for \$250,000. (Will Porter, Bailey Dewe, Bayleys Marlborough)



Aratawa Bay, Bay of Many Coves:

Two freehold waterfront titles with a 4bdrm home on one, and each property having its own registered mooring, along with shared ownership of a fixed private jetty and boatshed, sold "as is where is" following slip damage, for \$326,000. (Emily Bradbury, Georgia O'Malley, Bayleys Marlborough)

The Pines, Endeavour Inlet: 979sqm with a fully renovated 2bdrm home plus generous sleepout, and multiple outdoor entertaining decks, sold for \$925,000. (Georgia O'Malley, Will Porter, Bayleys Marlborough)



Double Cove, Queen Charlotte Sound:

2,656sqm elevated site with 2bdrm bach, plus a floating pontoon jetty and recently upgraded boatshed, sold for \$895,000. (Will Porter, Bayleys Marlborough)

Maraetai Bay, Marlborough Sounds:

3bdrm architecturally designed home on 62.57ha bush-clad land with large private boatshed, fixed jetty, and slipway. Two tracks lead directly from the home to the boatshed, one a quad-bike track, the other a walking track with steps. Sold for \$880,000. (Georgia O'Malley, Emily Bradbury, Bayleys Marlborough)

Maraetai Bay, Queen Charlotte Sound:

5,795sqm with multiple options for an elevated building platform or glamping retreat, and a sheltered fixed jetty and boat shed already in place, sold for \$401,000. (Will Porter, Bailey Dewe, Bayleys Marlborough)



Queen Charlotte Drive, Momorangi Bay:

Two-level 4bdrm home on 1,813sqm, with a recently serviced mooring, access to a large, fixed jetty, and onsite boat storage, sold for \$2,100,000. (Jeremy Ryan, Emily Bradbury, Bayleys Marlborough)



Queen Charlotte Drive, Queen Charlotte Sound:

3bdrm home plus a private boatshed, generous parking for boats or campers, on 913sqm flat site, sold for \$761,111. Nearby, Grove Arm is a gateway to adventure, with hiking and biking tracks, and there's also a community jetty, and boat ramp close by. (Will Porter, Bailey Dewe, Bayleys Marlborough)



Queen Charlotte Drive, Havelock:

4,084sqm surrounded by native bush and featuring a creek and a spring-fed pond, with a substantial 13x9m shed with two garage doors, one tall enough for high vehicles or boats, plus a 25,000-litre water tank, sold for \$415,000. (Glenn Kirby, Georgia O'Malley, Bayleys Marlborough)

Kenepuru Road, Mahau Sound:

4bdrm home on 2,552sqm with low-maintenance landscaped grounds, 4-bay garage/workshop and large covered area, plus mooring for a vessel up to 12m, sold for \$1,480,000. (Georgia O'Malley, Emily Bradbury, Bayleys Marlborough)

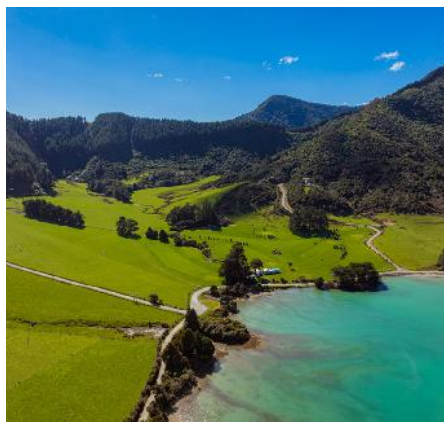
Kenepuru Road, Kenepuru Sounds:

3bdrm home with mains power, on 1,897sqm north-facing section with drive-on access, a quad bike track leading down to the golden beach, and a 12m mooring, sold for \$590,000. (Georgia O'Malley, Emily Bradbury, Bayleys Marlborough)



Kenepuru Road, Broughton Bay:

981sqm elevated section tucked into native bush, with a 2-level 3bdrm bach, along with a private mooring and use of the community jetty, sold for \$475,000. (Georgia O'Malley, Emily Bradbury, Bayleys Marlborough)



Kenepuru Road, Marlborough

Sounds: 1.10ha blank canvas site with direct access to the golf course, and easy access to Kenepuru Sound, sold for \$250,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Te Mahia Road, Marlborough Sounds:

3,117sqm with 4bdrm home, private mooring for 9m vessel, a jetty, and direct water access via a private road, sold for \$1,250,000. (*Georgia O'Malley, Emily Bradbury, Bayleys Marlborough*)

Anakiwa Road, Marlborough Sounds:

3bdrm home plus self-contained sleepout and single garage, on 1,022sqm, with a community fixed jetty and boat ramp in the bay, sold for \$1,450,000. (*Jeremy Ryan, Bayleys Marlborough*)

Anakiwa Road, Anakiwa: 1,088sqm site with 2bdrm home, direct access to the Queen Charlotte Track, boat launching facilities and a community jetty close by, sold for \$780,000. (*Will Porter, Bayleys Marlborough*)



Ruakaka Bay, Marlborough Sounds:

Substantial 6bdrm, 4-bathroom holiday home, plus boatshed with slipway, fixed jetty, large floating pontoon, and mooring, with 65.26ha

of pristine native bush and incredible water frontage, sold for \$2,750,000. (*Jeremy Ryan, Bayleys Marlborough*)



Ruakaka Bay, Marlborough Sounds:

Five land parcels of varying size, with no services, a short boat ride from Waikawa Marina, with no road access, sold for \$400,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Onahau Bay, Marlborough Sounds:

Multi-level 3bdrm home with lift, plus artist's studio, workshop, and large sauna, on 4,953sqm, sold for \$960,000. Property also has a new jetty with power and water, a mooring for a 7.5m vessel, private sandy beach, and a slipway with a winch-powered trailer. (*Emily Bradbury, Georgia O'Malley, Bayleys Marlborough*)

Fence Bay, Marlborough Sounds:

1960s 2bdrm bach set amongst private native bush on 9,075sqm, with a new boat shed and slipway, floating pontoon, fixed jetty and mooring for an 18m boat, sold for \$1,600,000. (*Jeremy Ryan, Bayleys Marlborough*)

Fence Bay, Marlborough Sounds:

6,024sqm with 3bdrm fully furnished home, an extensive fixed and floating jetty, a slipway for launching, a well-equipped boatshed and two deep-water moorings for secure boat anchorage, sold for \$1,350,000. (*Jeremy Ryan, Will Porter, Bayleys Marlborough*)



Kumutoto Bay, Marlborough

Sounds: 3bdrm home on 4.38ha with substantial boatshed, fixed and floating jetty, deep-water mooring, and riparian rights to the water's edge, sold for \$2,650,000. (*Jeremy Ryan, Bayleys Marlborough*)



Moetapu Bay, Marlborough Sounds:

Modern 3bdrm, 2-bathroom home with garage, sheds, storage container, and a mooring, with 2.62ha of bush-clad land, sold for \$1,010,000. (*Jeremy Ryan, Bayleys Marlborough*)

Moetapu Bay Road, Marlborough

Sounds: Two-level 3bdrm home incorporating a self-contained flat, with large single garage, carport, and plenty of off-street parking, on 7,200sqm sheltered by native bush, plus a mooring, sold for \$820,000. (*Georgia O'Malley, Emily Bradbury, Bayleys Marlborough*)

Otenarau Bay, Marlborough Sounds:

Two prime lots totalling 1.48ha, each with a large flat area suitable for a house site, sold for \$347,500. (*Will Porter, Bayleys Marlborough*)

St Omer Road, Marlborough

Sounds: 3bdrm home on 3,385sqm surrounded by native bush, with road and water access, a boat shed, and two moorings, sold for \$850,000. (*Will Porter, Jeremy Ryan, Bayleys Marlborough*)

