

LIFESTYLE SALES

SNAP

SHOT

From bareland blocks to expansive estates, lifestyle property around the country has continued to transact well as buyers seek more space, greater flexibility and the ability to embrace a different way of life.

NORTHLAND

Kapiro Road, Kerikeri: 4.12ha flat to gently sloping land with valley and orchard views, and offering a prime building site, sold for \$500,000. *(Alan Kerr, Bayleys Bay of Islands)*



Jennings Road, Kerikeri: Premium 3.94ha lifestyle block bordering the Waipapa Stream with a waterfall, park-like grounds, fertile irrigated land, and a substantial 3-bay workshop and storage shed, sold for \$590,000. *(Alan Kerr, Lisa Inverarity, Bayleys Bay of Islands)*

Caprine Road, Waipapa: Generous 5bdrm cedar-clad home with triple garaging and eco-friendly features, on 4.46ha suitable for horses or livestock, and 10 minutes' walk from a lake for kayaking, sailing or swimming, sold for \$1,350,000. *(Craig De Goldi, David Baguley, Bayleys Bay of Islands)*

Thorpe Road, Kaikohe: Renovated 3bdrm home plus substantial 450sqm shed with office and storage set on 18.44ha with quality grazing land and abundant water, sold for \$1,400,000. *(Kyal Collins, Bayleys Bay of Islands)*

Shieling Road, Waipu: 6.56ha block with coastal and rural views, native bush, grazing land, ponds, established plantings, and potential building sites, sold for \$585,000. *(Lin Norris, Bayleys Whangārei)*



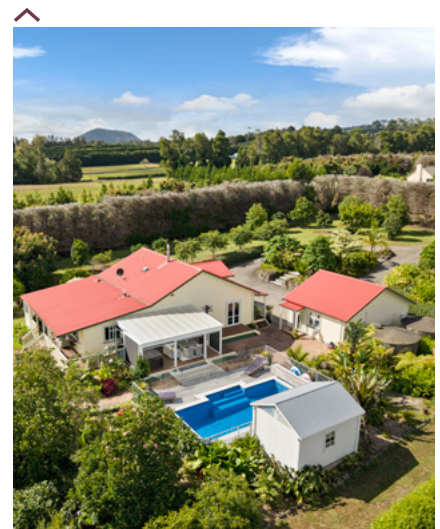
St Marys Road, Waipu: 25.66ha bare block with outstanding coastal and rural views, quality pasture, bore water, and elevated building sites, sold for \$1,100,000. *(Mike Williams, Bayleys Whangārei)*

Pukeatua Road, Maungatapere: 4.10ha with 3bdrm home, swimming pool, quality shedding, bore water supply, and a productive orchard in a sought-

after rural location close to amenities, sold for \$1,382,500. *(Mike Williams, Bayleys Whangārei)*

Mangakahia Road, Poroti: Versatile home and income property with 3bdrm home, established orchid business and multiple greenhouses, on 4.41ha fertile volcanic soils, sold for \$1,418,500. *(Mike Williams, Bayleys Whangārei)*

Mangakahia Road, Maungatapere: 3bdrm home plus separate sleepout and double garage, on 4ha with an established orchard, plastic growing house, extensive shedding including steel barn and workshop space, sold for \$1,450,000. *(Mike Williams, Bayleys Whangārei)*



Whatitiri Road, Poroti: 3bdrm home on 3.11ha predominantly flat land with established fruit trees, rural views and two legal entrances, sold for \$1,090,000. *(Mike Williams, Bayleys Whangārei)*

Toetoe Road, Otaika: 3bdrm home with harbour views and large shed on 1.18ha close to city amenities, sold for \$1,102,000. *(Tracy Dalzell, Bayleys Whangārei)*



Toetoe Road, Otaika: Modern 3bdrm home with sweeping harbour views and generous outdoor living on 1.48ha, including two large paddocks, sold for \$1,000,000. *(Tracy Dalzell, Bayleys Whangārei)*



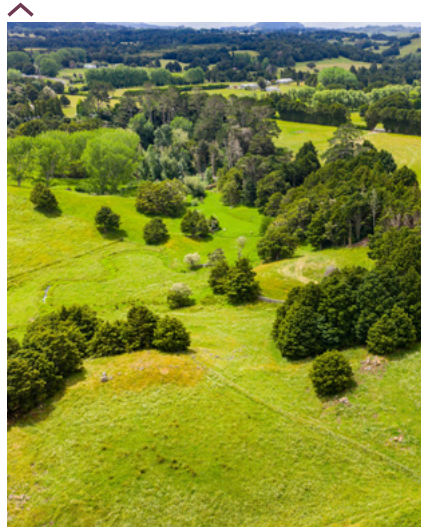
Three Mile Bush Road, Ruatangata: Modern 4bdrm family home and 3-bay shed on 4.13ha, with three grazing paddocks, sold for \$1,240,000. *(Tracy Dalzell, Bayleys Whangārei)*

Leslie Road, Maungakaramaea: 23.27ha of land with private access off Leslie Road, featuring rolling contour, approximately 15 paddocks, reliable river-fed water supply, and fertile Waiotira clay soils suited to grazing or cropping, sold for \$650,000. *(Todd Skudder, Bayleys Dargaville)*

Snooks Road, Maungakaramaea: 4bdrm plus-office home and a separate secondary dwelling, on 1.36ha with

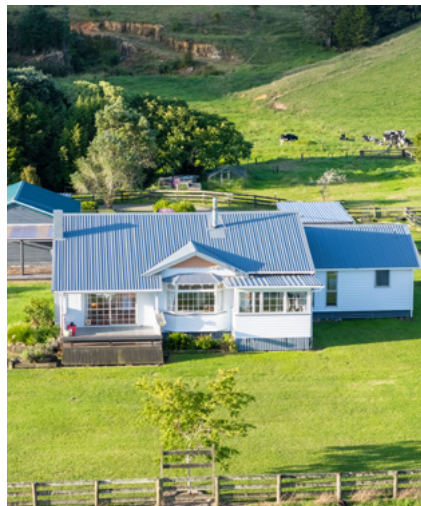
elevated rural views to the Tangihua Ranges, sold for \$1,180,000. *(Tracy Dalzell, Bayleys Whangārei)*

Omana Road, Maungakaramaea: 1.51ha land with gently rolling contour, native bush shelter, quality fencing, and established stone walls, providing an opportunity to create a dream rural retreat, sold for \$390,000. *(Todd Skudder, Bayleys Dargaville)*



Petley Road, Paparoa: 4bdrm home with double garage, and separate 1bdrm sleepout on 3,033sqm, sold for \$530,000. *(Todd Skudder, Bayleys Dargaville)*

Doctors Hill Road, Maungaturoto: 3bdrm bungalow, quality equestrian facilities, extensive shedding, on 2.92ha with well-fenced paddocks, sold for \$890,000. *(Tracy Dalzell, Bayleys Whangārei)*



Kaiikanui Road, Opuawhanga: Refurbished 4bdrm bungalow, plus large shed, on 4.68ha with bore and stream water supply and suited to grazing or equestrian pursuits, sold for \$760,000. *(Tracy Dalzell, Bayleys Whangārei)*

Pouto Road, Dargaville: Tidy 3bdrm home on 7.96ha, with grazing infrastructure, bore water, stables, sheds, and cattle yards, sold for \$550,000. *(Todd Skudder, Bayleys Dargaville)*

State Highway 12, Dargaville: 9.84ha across two titles with flat contour, good fencing, and a stock water dam, sold for \$480,000. *(Todd Skudder, Bayleys Dargaville)*

AUCKLAND

Haigh Access Road, Redvale: Home and minor dwelling with 5bdrm in total, set across 1.01ha with flat lawn area and hobby paddock, sold for \$1,737,500. *(Ailsa McArthur, Chelsea Allen, Bayleys Coatesville)*

Whitford Road, Whitford: Luxury single-level 4bdrm rendered brick residence with triple internal-access garaging, a separate spa house, double-gated entry, extensive landscaped grounds, ample off-street parking and a private picnic paddock on 1.13ha gently rolling lifestyle land, sold for \$3,750,000. *(Angela Rudling, Michael Chi, Bayleys Howick)*



Brownhill Road, Whitford: 5bdrm architecturally designed home with double internal-access garaging, extensive outdoor entertaining areas, established gardens, orchard, vegetable garden, and paddocks on 2.70ha elevated lifestyle land, sold for \$2,540,000. *(Angela Rudling, Michael Chi, Bayleys Howick)*

Whitford-Maraetai Road, Whitford: Elevated 8,482sqm site with panoramic north-facing views to Rangitoto Island and the Hauraki Gulf, sold for \$2,000,000. The property has a designated building platform and an adjoining native bush area providing privacy and protection of the outlook. *(Angela Rudling, Michael Chi, Bayleys Howick)*

Skyhigh Road, Hunua: 2bdrm home with double garage and inground swimming pool on 8.53ha flat to mainly rolling contoured land with mature fruit trees and native bush, sold for \$1,450,000. *(Paul Voorburg, Bayleys Pukekohe)*

Bushmere Drive, Hunua: North-facing elevated 3bdrm home on 2.03ha mainly sloping land, sold for \$1,330,000. *(Paul Voorburg, Bayleys Pukekohe)*

Gelling Road, Hunua: 1950s character 3bdrm home with double garage set on 8.03ha flat to gentle sloping land with native bush and a pond, sold for \$1,260,000. *(Paul Voorburg, Bayleys Pukekohe)*

Hunua Road, Hunua: Architecturally designed eco-inspired 4bdrm home with double on 18.47ha flat to rolling land, with bush and stockyards including loading ramps, an American barn, 4-bay shed and well-maintained garden plus greenhouse, sold for \$2,500,000. *(Paul Voorburg, Bayleys Pukekohe)*

Hunua Road, Hunua: 2bdrm home with double garage and additional outbuildings on 1.84ha rolling land with mature trees and native bush close to the Hunua Ranges, sold for \$1,050,000. *(Paul Voorburg, Bayleys Pukekohe)*

Hunua Road, Hunua: 4bdrm character home plus 4.5x6m Kiwispan shed set on 1.21ha of rolling contoured land with a mix of bush and grazing paddocks in the Hunua Hills, sold for \$1,025,000. *(Paul Voorburg, Bayleys Pukekohe)*



Fern Road, Mangatangi: Architecturally designed 4bdrm home with self-contained studio set on 5.61ha mainly flat land, sold for \$1,790,000. Property has purpose-built equestrian facilities including a professionally established arena, tack room and seven well fenced paddocks with dedicated water supply, complemented by an orchard, greenhouse and picturesque stream. *(Dylan Turner, Becks Murdie, Bayleys Pukekohe)*

Kaiaua Road, Mangatangi: Renovated 4bdrm weatherboard home set on 4,047sqm, with a large commercial-scale shed, solar power system, bore water supply, established gardens, and fruit trees, sold for \$949,000. *(Ian Buchanan, Bayleys Pukekohe)*



Island Block Road, Te Kauwhata: Modern 4bdrm home with double internal access garaging, landscaped gardens, container storage, and a fenced paddock, on 5,678sqm, sold for \$960,000. *(Ian Buchanan, Bayleys Pukekohe)*

Frost Road, Onewhero: 3bdrm home and separate 2bdrm cottage on 2.72ha of flat, productive land with a consented bore, 4-bay utility shed, internal access track, and fencing, sold for \$1,000,000. *(Ian Buchanan, Bayleys Pukekohe)*



Whangarata Road, Tuakau: 4bdrm character cedar-clad home on 3.30ha with native bush, established fruit trees and expansive gardens, sold for \$1,300,000. *(Mike Murphy, Patrick Murphy, Bayleys Pukekohe)*

Glenbrook Beach Road, Glenbrook Beach: 3bdrm home plus shedding on 5.36ha with quality pastures, landscaped gardens, and a picturesque pond, sold for \$1,240,000. *(Ben Jameson, Bayleys Pukekohe)*



Mauku Road, Patumahoe: 4bdrm brick and tile home centred around a private courtyard and swimming pool, on 1.39ha, sold for \$1,712,000. *(Sonya Bloomfield, Bayleys Pukekohe)*

Wily Road, Puni: High-spec 4bdrm Golden Home with inground swimming pool, outdoor shower and garaging for 10 cars, on 1.26ha flat to rolling land, with native bush, several paddocks and a large implement shed, sold for \$2,210,000. *(Michele Mathieson, Paul Voorburg, Maddison Butcher, Bayleys Pukekohe)*

Cameron Town Road, Pukekohe: 2021-built 298sqm 4bdrm home plus substantial high-stud shed on 4,371sqm with expansive rural views, sold for \$2,201,000. *(Dylan Turner, Becks Murdie, Bayleys Pukekohe)*

Cameron Town Road, Pukekohe: 4bdrm family home with elevated rural and river views on 1.01ha of gently contoured land, sold for \$1,720,000. *(Mike Murphy & Patrick Murphy, Bayleys Pukekohe)*

Ostrich Farm Road, Pukekohe: 4bdrm home along with a substantial 16m x 9m high-stud shed with provision for a future mezzanine, set on 1.83ha, sold for \$1,535,000. *(Gary Capper, Bayleys Pukekohe)*

Runciman Road, Pukekohe: 3bdrm home with double garage and workshop on 1.15ha with park-like grounds, and native bush, sold for \$1,320,000. *(Dylan Turner, Becks Murdie, Bayleys Pukekohe)*

Buckland Road, Pukekohe: 2,977sqm Future Urban-zoned landholding positioned within Franklin's

growth corridor offering long-term development and subdivision potential subject to future planning and council approvals, sold for \$250,000. *(Ian Buchanan, Bayleys Pukekohe)*

Kern Road, Ramarama: 30.25ha landholding in two titles with rolling contour, bore water supply, natural watercourse and implement and utility sheds, positioned within Auckland's key future growth corridor, sold for \$6,050,000. *(Ian Buchanan, Shane Snijder, Bayleys Pukekohe)*



Runciman Road, Ramarama: 5bdrm home with resort-style swimming pool and quality shedding, within established grounds on 1.38ha flat land, sold for \$2,200,000. *(Mike Murphy & Patrick Murphy, Bayleys Pukekohe)*



Helland Drive, Ramarama: 4bdrm home plus swimming pool, large barn and separate studio, on 6,406sqm with paddocks, sold for \$1,715,000. *(Ben Jameson, Paul Voorburg, Bayleys Pukekohe)*

Ararimu Road, Ramarama: 2bdrm home plus 12x10m Kiwi Shed with mezzanine level, on 4.18ha with wide rural views

and one main paddock for grazing, sold for \$1,425,000. *(Paul Voorburg, Ben Jameson, Bayleys Pukekohe)*

Harry Dreadon Road, Drury: Elevated 3bdrm home plus a 120sqm shed on 1ha, sold for \$2,104,000. *(Gary Capper, Bayleys Pukekohe)*

Drury Hills Road, Drury: 3bdrm home plus packing shed and utility shed on 1.54ha land zoned Future Urban in Auckland's southern growth corridor, sold for \$2,028,000. *(Ian Buchanan, Bayleys Pukekohe)*

Helland Drive, Bombay: 3bdrm home plus 1bdrm attached flat for extended living set on 6,430sqm of flat land with inground saltwater swimming pool, landscaped gardens with mature trees and a 6x6m shed, sold for \$1,695,000. *(Paul Voorburg, Ben Jameson, Bayleys Pukekohe)*



Paparata Road, Bombay: Renovated home 211sqm 4bdrm home on 3.55ha of rolling land with nine well-fenced paddocks and stockyard, sold for \$1,670,000. *(Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)*

Paparata Road, Bombay: 4bdrm home and triple-car garage on 4.06ha flat to rolling land with landscaped gardens, pond, stockyards and original milking shed, sold for \$1,600,000. *(Paul Voorburg, Bayleys Pukekohe)*

Maxted Road, Bombay: Character 3bdrm home with office plus garage and studio on 2.6ha flat to sloping contour land with native bush and views of the Manukau harbour, sold for \$1,650,000. *(Paul Voorburg, Bayleys Pukekohe)*

Medhurst Road, Bombay: 4bdrm home with double garage on 9,697sqm mainly flat land with landscaped gardens and rural views, sold for \$1,577,500. *(Paul Voorburg, Bayleys Pukekohe)*

Barber Road, Bombay: 4bdrm brick home with double garaging and additional shedding on 7,976sqm of rolling land, sold for \$1,260,000. *(Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)*

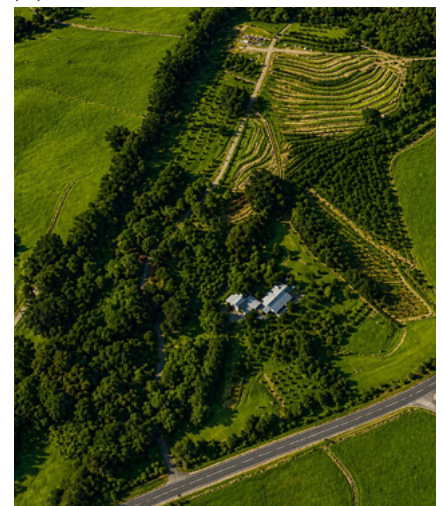
Chamberlain Road, Bombay: 208sqm 3bdrm brick and tile home on 8,125sqm with two paddocks, stock facilities, and elevated rural views, sold for \$1,400,000. *(Ian Buchanan, Sarah O'Leary, Bayleys Pukekohe)*

Chamberlain Road, Bombay: 3bdrm modern Keith Hay-designed home plus 8x6m powered double garage, two water tanks and raised vegetable gardens on 7,331sqm mainly flat land, sold for \$1,050,000. *(Paul Voorburg, Bayleys Pukekohe)*



COROMANDEL/WAIKATO/TAUPŌ

Purangi Road, Purangi: 4bdrm home with detached garage and a separate building previously used for hospitality events, on 23.7ha with an elevated position, sold for \$999,999. *(Glenn Tanner, Maddy Aislabie, Bayleys Coromandel)*





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Maramarahi Road, Thames: 4bdrm main home plus separate 1bdrm dwelling, two double garages, stables and tack room on 3.52ha flat land, sold for \$1,260,000. *(Glenn Tanner, Maddy Aislabie, Bayleys Coromandel)*

Kanuka Rise, Kopu: 2.3ha bare land with a shed and elevated flat building site, sold for \$700,000. *(Robyn Cruickshank, Karl Davis, Bayleys Thames)*

Heard Road, Waihi: 2022-built 269sqm architecturally designed 3bdrm home with expansive living areas and 180-degree coastal views, on 43ha with mostly easy contour and areas of bush, sold for \$3,200,000. A secondary dwelling has been approved, with multiple building platforms and potential for subdivision. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*



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Findlay Road, Miranda: Elevated 270sqm 5bdrm home with separate guest wing on 12.03ha, sold for \$1,240,000. Property has solar panels, well-fenced paddocks, reticulated water, capacity for up to 20 cattle, 4-bay utility shed, hay barn, loading race, and 58-tree orchard. *(Karl Davis, Connor Davis, Bayleys Waikato)*

Miranda Road, Miranda: 172sqm 3bdrm brick home with internal-access double garage, 25,000L roof water storage, and sea and rural views, on 2.40ha with partial post-and-rail fencing, sold for \$1,200,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*



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Mahuta Road South, Mangatarata: Contemporary 255sqm Landmark home built in 2022, featuring double glazing, solar power with 12kW battery system, and two 20,000L underground water tanks, set on 5,339sqm, sold for \$1,300,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*



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Mangatangi Road, Mangatangi: 215sqm 4bdrm Hinuera stone home with double garage on 4.32ha featuring post-and-rail fencing, established fruit trees, and stables with direct access to the neighbouring equestrian centre, sold for \$1,270,000. *(Karl Davis, Connor Davis, Bayleys Waikato)*

Wilson Road, Netherton: 3bdrm home with swimming pool, floodlit tennis court, and mature grounds, on 9.4ha with an established grazing arrangement providing an additional

income stream, sold for \$1,225,000. The property also has well-proportioned farm buildings and a former stand-off pad with potential for equestrian use. *(Karl Davis, Connor Davis, Bayleys Waikato)*

Morrinsville-Walton Road, Morrinsville: 3bdrm home with generous double garage and established specimen trees on 8.77ha flat, easy-care land with circa-20 paddocks, central race, town water, and silt loam soils, sold for \$1,235,000. Practical infrastructure includes a 5-bay enclosed gable shed, stockyards and loading ramp. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



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Mystery Creek Road, Ohaupo: Renovated 5bdrm home and shed on 4ha of flat land suitable for horses or horticultural, sold for \$1,760,000. *(Dave Kilbride, Bayleys Waikato)*

Kaipaki Road, Ohaupo: 3bdrm home with office, plus 3-bay implement shed and detached garage with sleepout, on 3.54ha with well-subdivided paddocks and reticulated town water, suitable for cattle or horses, sold for \$1,230,000. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Hautapu Road, Tamahere: 4bdrm home with triple detached garage and two-horse stable with tack room, on 2.24ha of flat, fertile land with established gardens, post-and-rail fencing and reticulated bore water, sold for \$2,500,000. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Broadmeadows Road, Tamahere: 5.5ha flat, fertile land, well-subdivided with reticulated bore water to all paddocks, sold for \$1,460,000. Property has a large sand-based arena, four horse stables, and a 400sqm shed. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Bruntwood Road, Cambridge: Executive-style 4bdrm plus office brick home with roof water catchment,

bore water access, and septic system on a 6,171sqm site, fully fenced with post-and-rail boundaries and with a designated paddock, sold for \$1,600,000. (*Olivia Peek, Seth Roe, Bayleys Waikato*)



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Aspin Road, Cambridge: 4bdrm home and separate double garage on 2,514sqm, with established trees bordering the driveway, new post and rail fencing, and rainwater collected into a 25,000L water tank with a filter system, sold for \$855,000. (*Dave Kilbride, Bayleys Waikato*)

Maungakawa Road, Cambridge: 9,746sqm site with elevated rural views towards Hamilton, sold for \$550,000. (*Dave Kilbride, Bayleys Waikato*)

Arapuni Road, Te Awamutu: 5,000sqm section offering a flat, sheltered building site with established trees and expansive rural views, sold for \$300,000. (*Stuart Gudsell, Bayleys Waikato*)



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Pond Road, Matamata: 3bdrm Hinuera stone home on 8ha with stockyards, loading race, 2-bay Totalspan shed,

disused cowshed with power and reliable bore water, sold for \$1,800,000. (*Neville Jacques, Mike Fraser-Jones, Bayleys Waikato*)



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Wardville Road, Matamata: 3bdrm Lockwood home on 8ha with 3ha of flat cropping land, sold for \$1,500,000. Infrastructure includes a 5-bay high-stud shed, workshop with 3-phase power, storage shed, disused dairy and stock facilities, and a bore water supply. (*Neville Jacques, Mike Fraser-Jones, Bayleys Waikato*)

Costall Road, Matamata: 4bdrm Hinuera stone home with office, double garage and carport on 5ha flat land fenced into five paddocks with bore water supply and a large haybarn, sold for \$1,147,000. (*Neville Jacques, Mike Fraser-Jones, Bayleys Waikato*)

BAY OF PLenty



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Hot Springs Road, Katikati: 4bdrm home with elevated views on 10.62ha productive land offering rolling pastures, sheltered paddocks, fertile soils, and practical rural infrastructure, sold for \$1,700,000. (*Anton Terblanche, Kelli Hutchison, Bayleys Tauranga*)

Kauri Point Road, Katikati: 3bdrm home plus 5-bay high-stud Kiwispan shed, additional double garage, single-bay shed and workshop space, on 4.31ha mainly flat, usable land, sold for \$1,100,000. (*Anton Terblanche, Elize Terblanche, Bayleys Tauranga*)



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Hume Road, Aongatete: 3bdrm home and a separate minor 2bdrm dwelling on 11.57ha, with two legal road accesses, extensive native bush, wetlands, stream access, established grazing, multiple shedding options and practical farm improvements, sold for \$1,900,000. (*Anton Terblanche, Elize Terblanche, Bayleys Tauranga*)

Upland Road, Aongatete: 3bdrm home with three living areas, 4-bay shed and substantial infrastructure, on 3.32ha with an established avocado orchard, sold for \$1,600,000. (*Anton Terblanche, Kelli Hutchison, Bayleys Tauranga*)

Wainui South Road, Whakamarama: Modern 5bdrm home on 8,248sqm of elevated land, with two grazing paddocks, fruit trees and a separate studio, sold for \$1,449,000. (*Anton Terblanche, Elize Terblanche, Bayleys Tauranga*)

Wainui South Road, Whakamarama: 4bdrm home on 4.61ha productive and versatile land, with paddocks for grazing, and practical rural infrastructure established with potential for future development, sold for \$1,350,000. (*Kelli Hutchison, Bayleys Tauranga*)

Esdaile Road, Whakamarama: 2bdrm cottage on 18.06ha with waterfall access, swimming holes, elevated building sites with views, and well-formed access ways, sold for \$1,300,000. (*Anton Terblanche, Elize Terblanche, Bayleys Tauranga*)

Youngson Road, Whakamarama: Well-positioned 3bdrm home on 1.45ha fertile land with grazing, sold for \$1,290,000. (*Anton Terblanche, Elize Terblanche, Bayleys Tauranga*)

Hakao Road, Minden: Contemporary 4bdm home on private 4,478sqm site, sold for \$1,477,000. (*Anton Terblanche, Elize Terblanche, Bayleys Tauranga*)



Oliver Road, Minden: 4bdm home with media room, separate office, and double garage on 3,000sqm elevated land with views towards Mt Maunganui, sold for \$1,465,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)



I'Anson Road, Te Puna: Architecturally designed 4bdm home on 9.14ha with swimming pool, avocado orchard, shedding and facilities, sold for \$3,700,000. (*Riki Walls, Bayleys Tauranga*)

Crawford Road, Te Puna: 256sqm 4bdm brick home set in established grounds on 1.51ha with views towards Mt Maunganui, and across Wairoa Valley and Tauranga Harbour towards Motiti Island and Maketu's headland, sold for \$1,830,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)

Armstrong Road, Te Puna: 402sqm 4bdm home, plus saltwater pool and spa on 1.94ha of land with an orchard,

Redwood grove, and pond, sold for \$1,820,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)



Crawford Road, Te Puna: 4bdm home with double carport, along with versatile high-stud barn with lean-to on 3.56ha, sold for \$1,700,000. (*Snow Williams, Stu Cundy, Bayleys Tauranga*)



Te Puna Road, Te Puna: 1950s 2bdm bungalow on 1,666sqm of flat land, offering renovation potential, separate office and substantial 200sqm workshop with facilities, sold for \$770,000. (*Stu Cundy, Riki Walls, Bayleys Tauranga*)

Belk Road South, Tauranga: 12.58ha across three titles, featuring a 175sqm home plus potential house sites, studio, implement shedding, expansive pasture and wide rural views towards Mt Maunganui, sold to two separate buyers with a combined sale price of \$2,720,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga; Doug Dibley, Bayleys Rotorua*)

Melville Road, Lower Kaimai: 4bdm home with garaging, sheds, separate self-contained 1bdm cabin, solar panels with back-up battery, saltwater pool, Tiki bar, landscaped grounds, and home orchard, on 1.19ha, sold for \$2,270,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)

Thorn Road, Lower Kaimai: 240sqm 4bdm home with study, versatile studio/gym/storage room, and fully fenced section on 3,140sqm, sold for \$1,240,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)

Waitao Road, Welcome Bay: 350sqm 4bdm home with office, playroom/fifth bedroom, swimming pool, extensive garaging, and separate sleepout/office with bathroom, on 2.33ha with rural views towards Mount Maunganui, sold for \$1,994,000. (*Alex Johnston, Bayleys Tauranga*)

Glue Pot Road, Oropi: 3bdm home plus 1bdm minor dwelling, on 4.55ha with six grazing paddocks and farm infrastructure, sold for \$1,200,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)

No 1 Road, Te Puke: 220sqm 3bdm home with double garage, two double carports, 50 Hass/Reed avocado trees, and greenhouse, on 6,250sqm, sold for \$1,260,000. (*Snow Williams, Bayleys Tauranga*)

Waikite Valley Road, Waikite Valley: Extensively rebuilt 5bdm home and well-established gardens on 2.66ha, with five small paddocks, double garage plus 4-bay shed with lean-to, sold for \$1,335,000. (*Derek Enright, Bayleys Rotorua*)



Waikite Valley Road, Waikite Valley: Modernised 4bdm home on 7,692sqm, featuring an immaculate 109sqm near-new 3-bay shed and separate hobby room, sold for \$930,000. (*Derek Enright, Bayleys Rotorua*)

Millar Road, Lake Ōkāreka: Character-filled 4bdrm barn-style home on 9.5ha pasture and native bush, with established accommodation appeal and income potential, sold for \$1,250,000. (Doug Dibley, Bayleys Rotorua)



Dibley Drive, Hamurana: Elevated 8,561sqm site with lake views and a 20m x 40m building platform, sold for \$570,000. (Doug Dibley, Bayleys Rotorua)



Keith Road, Ngongotahā: Substantial 280sqm pavilion-style residence on 8,000sqm with extensive shedding, sleepout with bathroom, grazing paddocks and future development potential, sold for \$1,290,000. (Doug Dibley, Bayleys Rotorua)

Todd Duncan Drive, Hamurana: 4ha estate with panoramic Lake Rotorua views, luxury 5bdrm Signature Homes residence, usable grazing land, extensive shedding, and established grounds, sold for \$1,725,000. (Doug Dibley, Bayleys Rotorua)

Ash Pit Road, Rerewhakaaitu: 4bdrm home plus grazing paddock, on 1.98ha flat land near Lake Rerewhakaaitu

with views of Mount Tarawera, sold for \$645,000. (Sarndra Rowlinson, Bayleys Rotorua)

CENTRAL AND LOWER NORTH ISLAND

Poihipi Road, Oruanui: 4bdrm home plus office, landscaped outdoor entertaining area with covered LouvreTec, pond, gazebo and spa, and a 3-bay powered shed with concrete floor, on 2.2ha, sold for \$1,205,000. There are paddocks with trough water supplied via the Tuhingamata water scheme and sheltered contour. (Sophie Rainbow, Brendan Gallagher, Sam McCaskie, Bayleys Taupō)



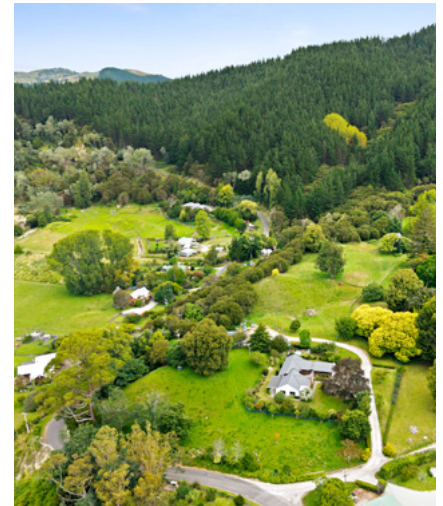
State Highway 41, Kuratau: 4bdrm weatherboard home with wraparound covered verandah, large carport with internal access and double workshop space, on 1.11ha, sold for \$570,000. (Sophie Rainbow, Bayleys Taupō; Maurice Heappey, Hailee Waipouri, Bayleys Tūrangi)



Matokitoki Valley Road, Matokitoki: Circa 74.26ha bareland block with generous flats fronting the road, rising to medium and steeper contour in a

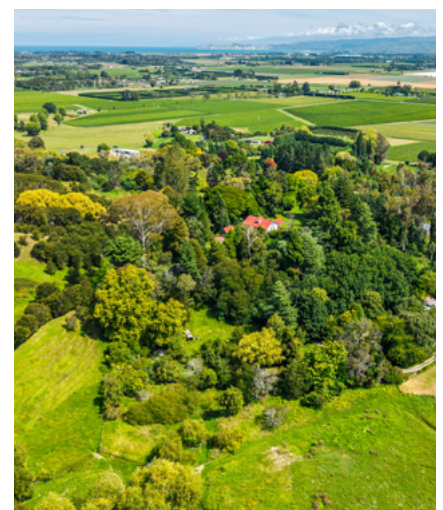
mix of pasture and regenerating native bush, sold for \$1,600,000. Property has a large pond, woolshed and yards at the road, and elevated sites with views over the city to the Pacific Ocean.

(Simon Bousfield, Jacob Geuze, Bayleys Gisborne)



Riverside Road, Matokitoki: 4bdrm home with double garage and separate shed with workshop, on 2.48ha with flat, established grounds, mature trees, home orchard and well-fenced paddocks, sold for \$1,400,000. (Simon Bousfield, Jacob Geuze, Bayleys Gisborne)

Goodwin Road, Matokitoki: 5,736sqm sheltered, north-facing section with a pond, attractive fenced entrance, rural views, power on site, and a geotechnical report available, sold for \$260,000. (Nikki McHugh, Bayleys Gisborne)



Waimata Valley Road, Makauri:

Recently relocated 4bdrm home sold "as is, where is" with new piles, plumbing and septic, plus separate 3bdrm two-storey cottage requiring full renovation with its own access, all

on 1.16ha of fertile, elevated and flood-safe land on the Gisborne flats, sold for \$665,000. (Jacob Geuze, Geraldine Joyce, Bayleys Gisborne)



Pohokura Road, Tutira: 4bdrm home plus 2bdrm shearers' quarters and large covered yards complex set up for calf-rearing, on 24ha, sold for \$912,500. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)

Aropaoanui Road, Tangoio: Self-sufficient 7.2ha block with 4bdrm home, excellent shedding, five paddocks, stock facilities, ample space for grazing, gardens and orchard, sold for \$700,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)



Glengarry Road, Glengarry: 41ha property with practical farm infrastructure, 5bdrm homestead, and easy to medium contour grazing land, sold for \$820,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)

Waldon Road, Dartmoor: 3bdrm villa and several sheds including a large high-stud honey shed, on 5.3ha flat land fenced into several paddocks, sold for \$565,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)

for \$820,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)

Watson Road, Karamu: 3.99ha leased apple orchard, two low-maintenance dwellings, large implement shed, sold for \$1,665,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)

Maraekakaho Road, Bridge Pa: Quality refurbished 3bdrm home on 8.5ha flat land with fertile soils and an irrigation consent, currently leased for cropping providing passive income, sold for \$1,750,000. (Kris August, Bayleys Havelock North)



Paki Paki Road, Longlands: Impressive 5bdrm residence with swimming pool, Jetmaster Alfresco fire, floodlit astro turf tennis court, and separate 2bdrm accommodation in park-like setting on 6.7ha, sold for \$2,750,000. The land is suitable for grazing or cropping, and there's a 3-bay shed and covered yards. (Natasha Bousfield, Kris August, Bayleys Havelock North)



Algernon Road, Longlands: Renovated 4bdrm home, swimming pool, substantial "man-cave" shed, and a fully enclosed 3-bay shed with separate

driveway access, on 2.38ha flat, fully usable land, sold for \$2,060,000. (Kris August, Gretchen Paape, Bayleys Havelock North)



Te Aute Road, Pakipaki: 4bdrm home with expansive views on 10.0ha prime orchard land, with extensive infrastructure including shedding, small stock handling yards, valuable irrigation consent, solar power, a Tesla battery system, and the UV filtration bore, sold for \$2,200,000. (Natasha Bousfield, Kris August, Bayleys Havelock North)

Raukawa Road, Raukawa: Refurbished 1920s 3bdrm bungalow with garaging and shedding, spring-fed creek, rainwater supply, grazing land, and established grounds, sold for \$875,000. (Tim Wynne-Lewis, Bayleys Havelock North)



St Georges Road, Havelock North: 2ha lifestyle property with grand 4bdrm villa, two bathrooms, formal dining and spacious living, wraparound verandah, double carport, garage, workshop and storage sheds, productive apricot orchard, mixed fruit trees, fertile land

and established grounds, sold for \$1,860,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

St Georges Road, Havelock North:

Contemporary 4bdm home with office/hobbies room, integral garage, separate 2bdm cottage, fenced grazing paddock, garden shed, established grounds, bore and town supply water, on 2ha with dual access, sold for \$1,740,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)



Tuki Tuki Road, Havelock North:

2,500sqm section with elevated building platform, expansive Tuki Tuki Valley and ocean views, sealed road access, native surrounds, walking and biking trail, tennis court, viewing platform and premium location near wineries, beaches and Havelock North village, sold for \$1,650,000. (*Fiona Mackenzie, Tim Wynne-Lewis, Bayleys Havelock North*)



Middle Road, Havelock North:

7,430sqm with substantial 5bdm plus office home, integral garage, entertaining area with pizza oven, inground pool, standalone garage/workshop, old grass tennis court,

established gardens with fruit and nut trees, sold for \$1,550,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

Te Mata Peak Road, Havelock North:

Modernised 5bdm residence, with swimming pool, on 8,000sqm flat to rolling land, sold for \$1,470,000. (*Gretchen Paape, Bayleys Havelock North*)



Durham Drive, Havelock North:

2020-built 3bdm holiday home-style residence with double carport, heated outdoor shower, and garden shed, on elevated 8,110sqm site, sold for \$1,440,000. (*Natasha Bousfield, Gretchen Paape, Bayleys Havelock North*)

West Road, Havelock North:

13.28ha flat, bare land with paper road, power and water easements, sold for \$1,135,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)



Euchre Way, Tuki Tuki:

Tuki Meadows, a luxury 3bdm residence, plus 1bdm guest accommodation studio, substantial shed, stables, and tack room, on 4.95ha gently rolling to flat

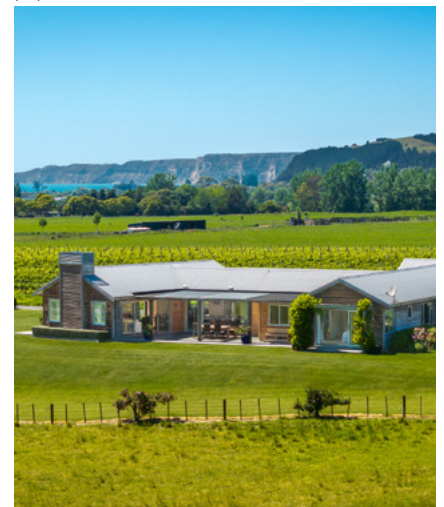
land, with a river boundary in the Tuki Tuki Valley, sold for \$10,500,000. (*Gretchen Paape, Bayleys Havelock North; Joe Telford, Bayleys Ponsonby*)

Euchre Way, Tuki Tuki: Elevated, generous building platform on 3,317sqm easy contour bare land, with views across the Tuki Tuki Valley, sold for \$1,450,000. (*Gretchen Paape, Andrew Rochester, Bayleys Havelock North*)

Tennant Road, Haumoana: Renovated 4bdm family home, separate 2bdm cottage, swimming pool, double garage, carport, and established gardens on 8.27ha, sold for \$2,775,000. The property also has grazing paddocks, apple orchard income, multiple sheds, day stalls, and bore water. (*Gretchen Paape, Tim Wynne-Lewis, Bayleys Havelock North*)

Home Road, Parkhill, Haumoana:

Contemporary 4bdm residence on 5,960sqm flat to easy contour site with sweeping ocean and vineyard views, sold for \$2,500,000. (*Gretchen Paape, Bayleys Havelock North*)



Ocean Beach Road, Waimarama: Two bare sections in a premium coastal location with private beach access, elevated building platforms, expansive ocean and beach views, sealed private roadway, services to boundary, and substantial kwha decks sold separately. A 9,156sqm site sold for \$1,000,000, and a 3,437sqm site for \$550,000. (*Tony Rasmussen, Tim Wynne-Lewis, Bayleys Havelock North*)

Te Mahanga Road, Poukawa: 3bdm character home with swimming pool and four small outbuildings, on 2.44ha flat grazing land, sold for \$1,400,000. (*Tony Knaggs, Gretchen Paape, Bayleys Havelock North*)

Middle Road, Patangata: 31.43ha bare land block with direct Tukituki River access, flat productive land, cropping and grazing potential, trout fishing,

swimming and camping opportunities, and private river frontage, sold for \$475,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*



Elsthorpe Road, Patangata: Two lifestyle sections, one 1.5ha and the other 8,326sqm, overlooking the Tuki Tuki River, with expansive views across the Patangata Valley, sold for \$250,000 each. *(Tony Rasmussen, Kris August, Tim Wynne-Lewis, Bayleys Havelock North)*

Tod Road, Otane: 9,863sqm section with developed building platform, elevated rural outlook, privacy and shelter, established tree plantings, sealed access, bridle path, and protective covenants, sold for \$330,000. *(Kris August, Tim Wynne-Lewis, Bayleys Havelock North)*



Hope Road, Porangahau: 1.28ha with generous 5bdrm family home, swimming pool, tennis court, 4-bay shed, stream boundary, dam, grazing land and established grounds, sold for \$500,000. *(Charlotte Coddington, Bayleys Waipukurau; Tim Wynne-Lewis, Bayleys Havelock North)*

Palmer Road, Stratford, Taranaki: 4bdrm home with views of Mount Taranaki, and Mount Ruapehu in the distance, plus 3-car garage on 5,258sqm flat, easily managed land, sold for \$1,290,000. *(Greg Brunton, Bayleys Taranaki)*



Makakaho Road, Waitotara, South Taranaki: Partially renovated 3bdrm home on 1.1ha, sold for \$275,000. *(Knud Bukholt, Jens Bukholt, Bayleys Whanganui)*

Harrison Road, Fordell: 5bdrm open-plan home sitting on 3.4ha, sold for \$1,300,000. *(Will Kellick, Bayleys Whanganui)*

Union Line, Fordell: 5bdrm home with internal access garage, detached double garage, saltwater pool, 3-bay implement shed, stable and tack room set on 1.53ha, sold for \$1,150,000. *(Annemarie Horrocks, Bayleys Whanganui)*



Kauangaroa Road, Fordell: 1930s 4bdrm home plus 1bdrm accommodation on 1.4ha, sold for \$665,000. *(Knud Bukholt, Jens Bukholt, Bayleys Whanganui)*

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



Ngatarua Road, Putiki: 3bdrm home connected to city water with double garage, and 3-bay implement shed, on 5.52ha, sold for \$944,000. *(Annemarie Horrocks, Bayleys Whanganui)*

Brunswick Road, Whanganui: 4bdrm home built in 1995 in classic 1920s English bungalow style, set in established gardens with two well-fenced paddocks on 1ha, sold for \$975,000. *(Knud Bukholt, Bayleys Whanganui)*



Delhi Avenue, Aramoho: 4bdrm 2021-built home on 3.28ha with two sheds, Novaflo drainage, and plenty of flat usable land, sold for \$1,100,000. *(Knud Bukholt, Bayleys Whanganui)*

Seafield Road, Westmere, Whanganui: 4bdrm home built in 2019 with 3-bay internal-access garaging, two garden

sheds, and a glasshouse, on 2.1ha, sold for \$1,300,000. (*Knud Bukholt, Bayleys Whanganui*)

State Highway 3, Westmere, Whanganui: 4bdrm homestead on 2.38ha, with established vegetable gardens, orchard, comprehensive shedding, glasshouse, reliable rainwater supply via three tanks supported by two pumps, 5.5kW solar power system, and a 2-bay milking shed, sold for \$1,220,000. (*Knud Bukholt, Bayleys Whanganui*)



Simpson Road, Westmere, Whanganui: 5bdrm home with mature gardens, workshop/storage space, 2-bay lock-up garage/workshop and 2-bay open garage, on 1.01ha, sold for \$1,220,000. (*Knud Bukholt, Bayleys Whanganui*)

Rapanui Road, Kai Iwi: 4bdrm home on 2.21ha, sold for \$1,260,000. (*Knud Bukholt, Jens Bukholt, Bayleys Whanganui*)

Bushy Park Road, Kai Iwi: 3bdrm home with commanding views, 4-bay implement shed, and calf-rearing shed, set on 1.10ha of flat land with highly fertile Westmere silt loam soil, sold for \$750,000. (*Annemarie Horrocks, Bayleys Whanganui*)



Rangitatau West Road, Maxwell: 1940s 3bdrm home on 6,603sqm, two paddocks, and a versatile 4-bay shed, sold for \$570,000. (*Knud Bukholt, Jens Bukholt, Bayleys Whanganui*)

State Highway 4, Upokongaro: Modernised 3bdrm home on 2.71ha with 3-bay detached shed, an older woolshed set up for calf-rearing, and a productive orchard, sold for \$870,000. (*Annemarie Horrocks, Bayleys Whanganui*)

Papaaiti Road, Papaaiti: 5bdrm home built in 1910, plus fully self-contained and furnished two-bedroom studio, on 1.5ha, sold for \$1,145,000. (*Karen Bukholt, Knud Bukholt, Bayleys Whanganui*)

Waireka Road, Papaaiti: 1ha with large garaging and water tanks, sold for \$500,000. (*Karen Bukholt, Knud Bukholt, Bayleys Whanganui*)

Centre Road, Dannevirke: 4bdrm home plus office, 2-car garage, 3-bay utility shed, and small shed, on 3.12ha, sold for \$885,000. (*Vic Ellingham, Bayleys Dannevirke*)

400 Rakaiatai Road, Makotuku, Dannevirke: Uncompleted, unconsented, off-grid straw bale home plus utility shed, on 8.4ha, sold for \$415,000. (*Vic Ellingham, Bayleys Dannevirke*)

Norsewood Ormondville Road, Dannevirke: Two uncovenanted sections with no services on 1.71ha, sold for \$230,000. (*Vic Ellingham, Bayleys Dannevirke*)

Haggerty Street, Kimbolton: 4bdrm home built in 2021, on 1.05ha on the edge of the Kimbolton village, sold for \$800,000. (*Jack Monckton, Bayleys Feilding*)

Heatherlea West Road, Levin: 5bdrm home with double garage, swimming pool, and freestanding 3-bay shed, on 5.12ha, sold for \$1,360,000. (*Paul Hofmann, Bayleys Feilding*)

SOUTH ISLAND

Croisilles-French Pass Road, Okiwi Bay: 2.02ha elevated and native bush-clads site, with uninterrupted sea views over Okiwi Bay and islands beyond, sold for \$750,000. Accessed by a sealed road, the site has drive-on access, a cleared build site and title has been issued. (*Bailey Dewe, Will Porter, Bayleys Marlborough*)

Anakiwa Road, Marlborough Sounds: 85.59ha block with circa-33ha well-fenced and watered, divided into 16 paddocks with the balance mainly in established native bush, sold for \$1,225,000. The property has existing farming infrastructure including a mix

of semi-enclosed pole sheds, high-stud sheds, and a lean-to, with boat launching facilities and community jetties across the road. (*Will Porter, Bayleys Marlborough*)



Rarangi Road, Rarangi: 4bdrm home plus office, on 1.01ha with established olive trees, vegetable gardens, and green houses, and three paddocks offering grazing options, sold for \$900,000. Easy access to Rarangi Beach, the Rarangi Golf Course, Whites Bay, and Port Underwood. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)



Ferry Road, Spring Creek: 4bdrm home plus separate sleepout with ensuite for extra accommodation or an income opportunity, set on 1.55ha, sold for \$1,050,000. Land has three well-fenced grazing paddocks with reticulated water troughs, a sand arena, gated sheds, a small sheep yard with ramp, large 2-bay high-stud shed, a lower-stud 4-bay shed, and large double garage with workshop. (*Georgia O'Malley, Emily Bradbury, Bayleys Marlborough*)

Hardings Road, Riverlands: 4bdrm home plus a standalone cottage offering flexible living options for family, or an income stream through short-term or permanent accommodation, on 2.13ha, sold for \$1,720,000. *(Tarin Mason, Kurt Lindsay, Bayleys Marlborough)*



Booker Road, Fairhall: 3bdrm home on 17.81ha, with well-fenced grazing paddocks, a wildlife planted reservoir, and 8.1ha in pinot gris and sauvignon blanc, sold for \$1,900,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Bells Road, Fairhall: 4bdrm home with office, double garaging and adjoining single garage, set in expansive grounds on 3,534sqm, sold for \$1,370,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

State Highway 6, Renwick: 4bdrm home with bespoke underground wine cellar, mature trees, and a creek that borders the driveway, on 8,221sqm in prime wine country, sold for \$1,050,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



State Highway 63, Renwick: 8.17ha on an elevated ridgeline west of Renwick, with eastern views across Blenheim to the Cook Strait and North Island, sold for \$495,000. A designated engineered building platform has been identified and there are no design covenants in place, access is well-formed, with a gravel driveway completed from the gate to the building site. Two large ponds are set in the gully of the property, surrounded by a selection of plantings and suitable places to construct a maimai. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

State Highway 1, Koromiko: 3bdrm home on 10.84ha, with around 252sqm of lockable sheds and garaging, grazing paddocks, and circa-3.5ha of 23-year-old pruned pines, sold for \$1,200,000. *(Bailey Dewe, Will Porter, Bayleys Marlborough)*



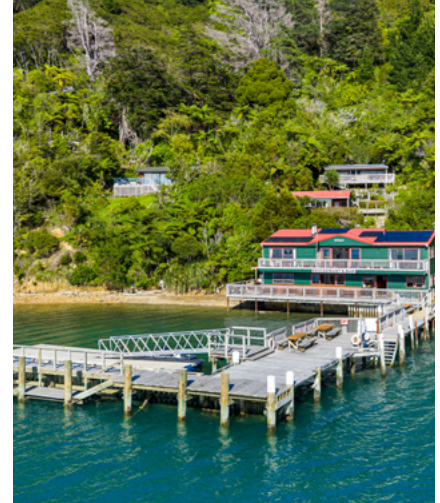
Tyntesfield Road, Waihopai Valley: 375sqm 6bdrm with established grounds on 9.83ha flat and fully fenced land with several paddocks for stock, pets and hobbies, plus 3-bay implement shed with one enclosed bay, sold for \$1,800,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Waihopai Valley Road, Waihopai Valley: 4bdrm home on 24.19ha, with large 2-bay implement shed, hobby room, grazing land suitable for horses or livestock, and abundant wild game, sold for \$790,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Tetley Brook Road, Seddon: 5bdrm home with expansive lawns and mature trees, on 13.45ha, sold for \$1,310,000. Property has a large, enclosed shed with one bay set up as a “mancave”, a 3-bay pole shed, a 2-bay pole shed, multiple grazing paddocks, well-constructed stock yards, and a pond. Several flat paddocks run adjacent to the driveway, with larger paddocks

located on the rolling hills at the rear of the block. *(Will Porter, Kurt Lindsay, Bayleys Marlborough)*

Seddon Street, Ward: 3bdrm home on 5.07ha, with multiple flat, well-maintained grazing paddocks, all connected by a central laneway, sold for \$628,000. *(Kurt Lindsay, Bayleys Marlborough)*



Te Rawa Lodge, Pelorus Sounds:

Four fully self-contained one and two-bedroom chalets/apartments with private deck, plus backpacker's accommodation, on 14.31ha, accessible by boat or helicopter, sold for \$2,315,000. There is also a café/shop and a waterfront restaurant serving both guests and passing boaties, along with a private jetty. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Hollyman Road, Hira: 4bdrm home with low-maintenance grounds, 3-bay shed, sloping paddock for pets, and two separate water sources, on 1.13ha, sold for \$1,430,250. *(Sharyn Miller, Bayleys Nelson)*

Hollyman Road, Hira: 4bdrm home with double garage set on an elevated level site on 1.61ha, sold for \$1,320,000. *(Sharyn Miller, Bayleys Nelson)*

Mahana Ridge, Mahana: 268sqm 4bdrm executive-style home with heated inground pool and paved, covered BBQ area, set in landscaped grounds with flat lawns on 2.76ha, sold for \$2,400,000. The property includes a large 4-car garage and extra outbuildings for storage or hobbies. *(Dylan Monopoli, Bayleys Richmond)*

Nuttall Road, Mahana: Board and batten-clad 4bdrm home and established gardens, on 3.13ha with fenced paddocks with water and shelter, well-established heritage apple trees, feijoa, and citrus, glasshouse/potting shed and a double-bay implement shed, sold for \$1,410,000. *(Lydia Heyward, Dan Mitchell, Bayleys Richmond)*

Dawson Road, Mapua: Two-level 4bdrm designer home, with solar power, flat lawn, and woodland walking tracks, sold for \$1,750,000. (*Dylan Monopoli, Bayleys Richmond*)



Pugh Road, Hope: 4bdrm home on 6.4ha with well-established mixed stonefruit orchard and packhouse, sold for \$2,200,000. (*Lydia Heyward, Dan Mitchell, Bayleys Richmond*)

Paton Road, Hope: 4bdrm home with double garage, 3-bay high-stud farm shed, and 2-bay hay shed used as a stable, set on 7.01ha, with an established pear orchard that is leased and maintained by a professional grower, sold for \$1,550,000. The balance of the land is flat and used for grazing, fattening stock, and making hay, with potential for intensive horticulture due to its water right. (*Lydia Heyward, Dan Mitchell, Bayleys Richmond*)



Wairoa Gorge Road, Brightwater: 4bdrm mud brick home with barn-style garage with a workshop and mezzanine floor, on 4.4ha with views out to Tasman Bay and the surrounding hills, sold for \$1,450,000. (*Lydia Heyward, Dan Mitchell, Bayleys Richmond*)

Waimea West Road, Brightwater: 5bdrm character home with mature trees, lawns, thriving home orchard with citrus, walnuts, and heritage fruit trees, plus vegetable garden, on 6ha productive land with a water right, sold for \$1,430,000. (*Lydia Heyward, Bayleys Richmond*)

Lee Valley Road, Brightwater: 4bdrm home with in-ground swimming pool featuring a rock diving board and pool house, lock-up garage, double carport, large workshop, 4-bay pole shed, and three water tanks on 11.14ha, with views to Rabbit Island and Tasman Bay, sold for \$1,425,000. (*Lydia Heyward, Dan Mitchell, Bayleys Richmond*)

Win Valley Road, Dovedale: 4bdrm home with expansive verandas, large American-style barn with separate entrance, and mature trees on 6.12ha flat, well-fenced land with reliable water, sold for \$1,190,000. (*Sharyn Miller, Steph Lay, Bayleys Richmond*)



Cozens Road, Dovedale: 3bdrm home with carport, detached single garage, garden shed, and unconsented sleepout, on 21.25ha held in two freehold titles, sold for \$900,000. The land is currently grazing sheep and cattle, and has well-maintained cattle yards, and flat to moderate grazing paddocks. (*Lydia Heyward, Dan Mitchell, Bayleys Richmond*)

Motueka Valley Highway, Ngatimoti: 4.8ha with a mix of flat and gently contoured land, supporting two dwellings including a 2bdrm cottage located away from the main home, expansive shedding, with mature native bush surrounding the property, sold for \$1,078,000. The land is divided into four paddocks, all with electric fencing and includes cattle yards. (*Dylan Monopoli, Bayleys Richmond*)

Kohatu-Kawatiri Highway, Motupiko: Renovated 5bdrm character homestead with solar power, pool and spa, 1 bdrm

studio, extensive gardens with mature trees, fruit orchards, and heritage barns, on 12.15ha, sold for \$1,900,000. (*Sharyn Miller, Bayleys Nelson*)

Canton Road, Murchison: 3bdrm home on 1.04ha with fully enclosed vegetable garden, prolific fruit trees, paddocks for a few sheep or the kids' ponies, good water, 4-bay shed with two bays secured by roller doors, plus a single garage with a studio room at the rear, sold for \$865,000. (*Sharyn Miller, Bayleys Nelson*)

Dixons Road, Loburn: 4bdrm home plus office/hobby room in a well-sheltered garden setting, on 9.48ha with small orchard, 3-bay shed, cattle yards, loading ramp, and small set of sheepyards, sold for \$1,295,000. Flat land with good shelter, and Resource Consent to subdivide into two lots. (*Dean Pugh, Bayleys Rangiora*)

Mairangi Lane, Oxford: 4bdrm home and separate art studio space, on 4ha with 3-bay enclosed shed with 3-phase power, Council water, animal shelter, established plantings, and orchard, sold for \$1,450,000. (*Dean Pugh, Alicia Lonsdale, Bayleys Rangiora*)

McKays Road, West Melton: Easily workable 36ha block with good road frontage in a high-profile location, sold for \$2,900,000. (*Craig Blackburn, Caleb Tod, Ben Turner, Bayleys Canterbury*)

Wards Road, Rolleston: 3bdrm home with solar panels on 4.3ha with established gardens and mature plantings set in a stunning park-like setting with quality outbuildings. Sold for \$1,450,000. (*Craig Blackburn, Caleb Tod, Bayleys Canterbury*)

Cairnmuir Road, Cromwell: Renovated 4bdrm home with office and double garage, in an established vineyard setting on 1.14ha above the Bannockburn Inlet, sold for \$1,945,000. (*Craig Blackburn, Caleb Tod, Bayleys Canterbury*)

Letts Gully Road, Alexandra: 3.31ha with a 5bdrm residence, guest accommodation wing, circa-1ha of established Pinot Noir vines, and consent to expand the accommodation offerings, sold for \$1,950,000. (*Shaun O'Docherty, Bayleys Cromwell*)

Flume Road, Chatto Creek: 3bdrm home with established grounds, irrigation infrastructure, and a large utility shed, on 6.25ha close to Alexandra and the Otago Central Rail Trail, sold for \$1,550,000. (*Nicky Rhodes, Katie Seymour, Bayleys Cromwell*)

Ettrick-Raes Junction Road, Millers Flat: Flat 6,620sqm bare section with fertile flat land and river views, suited to a lifestyle build or small-scale farming operation, sold for \$195,000. (*Nicky Rhodes, Katie Seymour, Bayleys Cromwell*)