

SALES SNAPSHOT

New Zealand waterfront property is an aspirational asset class with enduring appeal whether beachfront, coastal, harbourside, canal, river or lake's edge. Here's a selection of waterfront sales concluded by the Bayleys Waterfront team in the last 12 months.

Reef Lodge Motel, Gillies Road, Karikari Peninsula: Eight self-contained suites, plus a 2bdrm residence with an adjoining ninth unit, and up to 14 campervans permitted, set on 1.17ha of absolute waterfront land, sold for \$5,600,000 *(David Baguley, Bayleys Bay of Islands)*

Wainui Road, Te Ngaere Bay: North-facing 4bdrm home over two levels and with two kitchens allowing for dual use, on 1,581sqm, sold for \$2,800,000. *(David Baguley, Bayleys Bay of Islands)*

Dip Road, Kaeo: 80ha flat to easy hill country bare lifestyle block with river frontage, lockable 2-bay shed and yards with loading ramp, sold for \$600,000. *(Craig De Goldi, Bayleys Bay of Islands)*



Waipapa Road, Waipapa: Freehold 4.91ha bare lifestyle block with multiple identified building platforms and without covenants, sold for \$1,600,000. *(Craig De Goldi, Bayleys Bay of Islands)*

Redcliffs Road, Kerikeri: Architecturally-designed 3bdrm home on 30.65ha of prime waterfront land with its own secluded beach, sold for \$7,000,000. Sale included a 3bdrm cottage on an adjoining title. *(Irene Bremner, Bayleys Bay of Islands)*

Mataka Station, Oihi Road, Kerikeri: 4bdrm house on 22.11ha within an exclusive gated private estate, with use of boat storage sheds, a boat ramp at Whale Bay and beach house with facilities at a private white sand surf beach, sold for \$2,800,000. *(Irene Bremner, Bayleys Bay of Islands)*

River Drive, Kerikeri: 4bdrm board and batten house on 1.69ha with park-like grounds, and river boundary on three sides, sold for \$1,700,000. *(David Baguley, Bayleys Bay of Islands)*

Stanners Road, Kerikeri: Absolute lakefront retreat comprising 256sqm 4bdrm home with concrete and schist stone exterior, on 6.2ha with partial ownership of the lake, sold for \$1,600,000. *(David Baguley, Bayleys Bay of Islands)*

Ironbark Road, Kerikeri: 3bdrm house and 2bdrm cottage on 8,059sqm riverside land with native bush and waterfall vistas, sold for \$1,515,000. *(Jane Nelson, Bayleys Bay of Islands)*

The Ridge, Kerikeri: 4bdrm home with three bathrooms on 2,600sqm on the river's edge, sold for \$1,495,000. *(David Baguley, Bayleys Bay of Islands)*



Stanners Road, Kerikeri: 2,991sqm lakeside site with 3bdrm home, double garage, shed and workshop, plus privately-positioned flat with own entrance, sold for \$1,035,000. *(David Baguley, Bayleys Bay of Islands)*

Tapeka Road, Russell: 5bdrm home plus self-contained unit on 7,790sqm property with a walking track to the beach, sold for \$2,500,000. *(Irene Bremner, Bayleys Bay of Islands)*

Kaha Place, Russell: 5bdrm home with three bathrooms, on 2,144sqm with access to the beach via a bush path, plus own mooring, sold for \$1,750,000. *(Irene Bremner, Bayleys Bay of Islands)*

Kanuka Grove, Russell: 4bdrm home with three bathrooms and swimming pool, on 4,000sqm with two-way sea views and access to the water below as part of title, sold for \$1,600,000. *(Irene Bremner, Bayleys Bay of Islands)*

Kanuka Grove, Russell: Modern 3bdrm home on 4,004sqm, with swimming and fishing beach accessed via a private walking track, sold for \$2,300,000. *(Irene Bremner, Bayleys Bay of Islands)*



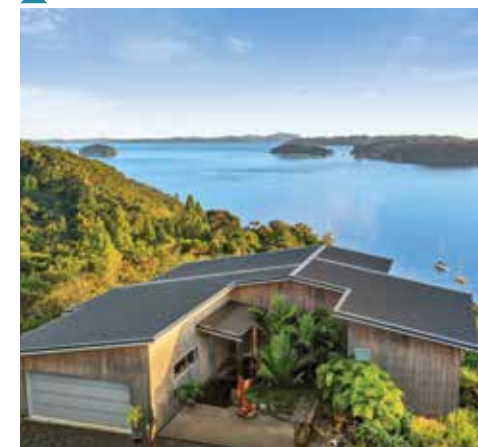
Kowhai Crescent, Paihia: 266sqm home privately located on 809sqm in the heart of Paihia, overlooking the harbour and with wide views to the Veronica Channel and Opuia, sold for \$1,300,000. *(Nicki Kempthorne, Lucy Doull, Bayleys Bay of Islands)*

Marsden Road, Paihia: 100sqm, 2bdrm, two-bathroom prestigious waterfront apartment in central Paihia, sold for \$750,000. *(Nicki Kempthorne, Lucy Doull, Bayleys Bay of Islands)*

Marsden Road, Paihia: 2bdrm, two-bathroom apartment in the Edgewater Palms complex, sold for \$745,000. *(Nicki Kempthorne, Lucy Doull, Bayleys Bay of Islands)*

Creswell Street, Opuia: Two absolute waterfront homes on 1,918sqm with a total of 6bdrm and five bathrooms, sold for \$2,600,000. Improvements include 4-tonne deep water mooring, boat ramp and swimming pontoon. *(Irene Bremner, Bayleys Bay of Islands)*

Broadview Road, Opuia: 2bdrm home on 4,850sqm, with views over the Bay of Islands, native bush and a rugged path to the water's edge, sold for \$2,300,000. *(Hayley Hessell-Davies, David Baguley, Bayleys Bay of Islands)*



Marina Rise, Opuia: Architect-designed two-storey 5bdrm, three-bathroom home with outstanding water views on 6,331sqm, sold for \$2,100,000. *(Irene Bremner, Bayleys Bay of Islands)*

Hokianga Harbour Drive, Opononi: 180sqm 2bdrm house on 668sqm prime waterfront land with panoramic views of harbour, ocean and dunes, sold for \$800,000. *(David Baguley, Bayleys Bay of Islands)*

Whananaki North Road, Whananaki: Retro 1950s original 3bdrm bach on 1,153sqm with plenty of room for tents, close to the longest footbridge in the southern hemisphere, sold for \$1,160,000. *(Beth Tweedie, Bayleys Whangarei)*

Marina Road, Tutukaka Coast: 2bdrm apartment within the Oceans Tutukaka complex at the Tutukaka Marina, with access to a pool and barbecue area, sold for \$625,000. *(Beth Tweedie, Bayleys Whangarei)*



Mariners Haven, One Tree Point: Multi-level 4bdrm, architecturally-designed waterfront property with private jetty, in Marsden Cove, sold for \$4,525,000. *(Sue Maich, Damien Davis, Bayleys Whangarei)*

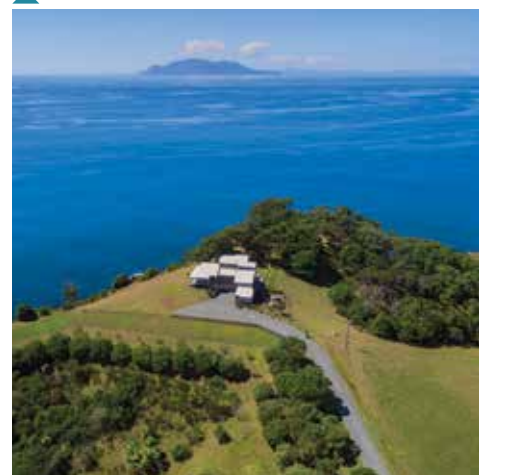
Karoro Road, One Tree Point: Original 1960s 3bdrm home with renovation potential, plus sleepout on waterfront 812sqm, sold for \$1,250,000. *(Sue Maich, Damien Davis, Bayleys Whangarei)*

Owai Avenue, Teal Bay: 4bdrm home on 809sqm, fully-fenced with beach access in tightly-held community, sold for \$2,326,000. *(Roi Smith-Iri, Bayleys Whangarei)*

Bream Bay Drive, Ruakaka: 3-level, 6bdrm property directly opposite Ruakaka beach, sold for \$1,625,000. *(Carly Whaikawa, Bayleys Bream Bay)*

Kotare Road, Kaiwaka: 7,780sqm site with access to the water featuring a split level 2bdrm home with separate office pod, sold for \$1,400,000. *(Tim Brown, Bayleys Mangawhai)*

Omaha Block Access Road, Leigh: 1980s cedar home and large utility shed, on 26ha of clifftop land primarily in grazing, with riparian rights and panoramic ocean views, incorporating around 1.5ha of coastline, sold for \$9,200,000. *(Kellie Bissett, Bayleys Matakana)*





Lax Crescent, Leigh: Herbst Architects-designed 3bdrm, single-level contemporary home on 2,019sqm site above Daniels Reef, with views of the Hauraki Gulf taking in Little Barrier, Coromandel and beyond, sold for \$4,610,000. (Kellie Bissett, Bayleys Matakana; Joneen Smith, Bayleys Warkworth)

Tatham Road, Ti Point: Private 2.4ha cliff-top waterfront retreat with traditional homestead, pool house and barn, and ocean views over Torkington and Matheson Bays and the Barrier Islands, sold for \$10,000,000. (Kellie Bissett, Bayleys Matakana)

Harbour View Road, Point Wells: North-facing contemporary two-level 360sqm home on 1,543sqm site on the Point Wells esplanade, with views of the harbour, Ti Point and Omaha, sold for \$5,800,000. (Kellie Bissett, Bayleys Matakana)

Riverside Drive, Point Wells: Renovated 3bdrm 1970s beach house plus 1bdrm independent accommodation, separate double garage and bore, on an 809sqm site, sold for \$3,100,000. (Kellie Bissett, Bayleys Matakana; Jon Williams, Bayleys Warkworth)



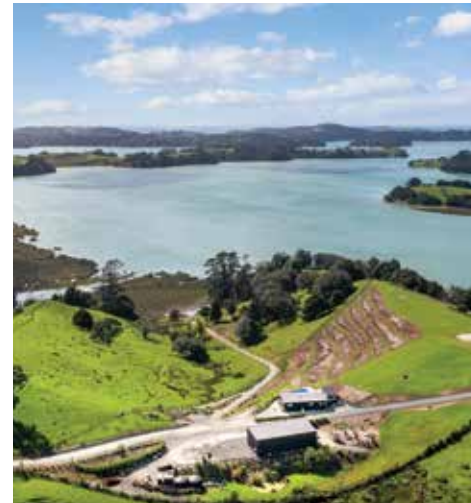
Omaha Drive, Omaha: 4bdrm home on 567sqm overlooking the Whangateau Harbour, sold for \$6,350,000 setting a harbour waterfront record. (Victoria Turner, Bayleys Omaha)

Upper Whangateau Road, Matakana: Contemporary single-level 300sqm residence, landscaped grounds and boutique orchards, on an elevated 4ha block with riparian rights, easy water access and views across Point Wells, Omaha and Ti Point, sold for \$5,250,000. This property subsequently sold at a later date for \$5,522,000. (Kellie Bissett, Bayleys Matakana)



Ridge Road, Scotts Landing: Privately positioned, elevated 2-level 2bdrm architect-designed hideaway with separate double garage on 2,733sqm bush block with outstanding sea views, sold for \$3,000,000. (Kellie Bissett, Bayleys Matakana)

Shoal Bay Road, Great Barrier Island: 2bdrm modern, architecturally-designed home on 948sqm amongst mature Pohutukawa trees, with views over Gooseberry Flat Beach and Pa Beach, plus additional studio unit at the rear of the property, sold for \$1,800,000. (Carley Allinson, Neill Clarke, Bayleys Waiheke Island)



Pukapuka Road, Mahurangi West: 6.3ha property on the edge of the Mahurangi Harbour with an elevated building platform, existing minor dwelling with swimming pool and 180sqm 5-bay shed, sold for \$3,510,000. (Jenni Finlayson, Gabrielle Finlayson, Bayleys Orewa)

The Strand, Waiwera: Kiwiana 4bdrm double brick and weatherboard home on high-profile 750sqm corner site, sold for \$3,850,000. (Lynnette Thomas, Simon Wilde, Bayleys Orewa)

Rosario Crescent, Red Beach: 3bdrm modern beach house on 875sqm set back from the reserve on the estuary overlooking Orewa Beach, sold for \$3,630,000. (Sue Donoghue, Anya Turner, Bayleys Orewa)

Shakespear Road, Army Bay: Contemporary 4bdrm home on 600sqm with panoramic sea and island outlooks, on the edge of Shakespear Regional Park and with the beach a short walk away, sold for \$1,552,000. (Analia Gentile, Bayleys Northwest; Roger Sumich, Bayleys Silverdale)



Pacific Cliffs, Gulf Harbour: Elevated 370sqm 4bdrm home within a gated community, on 1,207sqm with direct access onto the Gulf Harbour Country Club golf course, cliff access to a private beach, and

within easy access to Gulf Harbour Marina, sold for \$3,225,000. (Karen Asquith, Bayleys Orewa)



The Esplanade, Manly: Refurbished 1960s, 280sqm 5bdrm home with good garaging, on 1,012sqm, sold for \$5,425,000. (Jeremy Milton, Cheryl Milton, Bayleys Orewa)

Kent Street, Riverhead: Absolute waterfront architect-designed 3bdrm home on 855sqm site, sold for \$2,725,000. (Chris Head, Bayleys Kumeu; Angela Rudling, Bayleys Howick)

Marae Road, Greenhithe: Classic board-and-batten 1970s cottage on 1,416sqm absolute waterfront land with commanding views of the Waitemata Harbour, sold for \$2,250,000. (Analia Gentile, Bayleys Northwest)

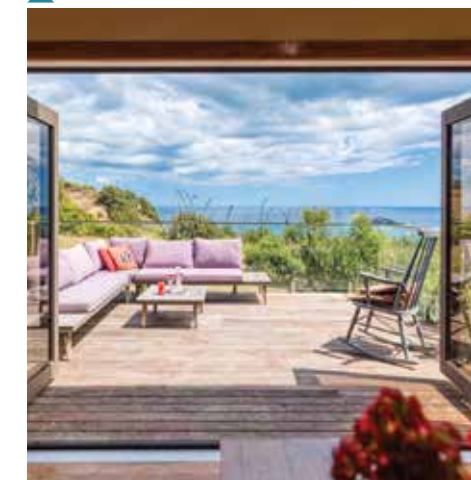
Waitea Road, Muriwai: Rustic 2bdrm waterfront home with full glass frontage, huge deck and outstanding views, sold for \$1,715,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

Waitea Road, Muriwai: Absolute waterfront 3bdrm home on 1,196sqm with sensational views, sold for \$1,490,000. (Jayne McCall, Bayleys Kumeu)



Ngatira Road, Muriwai: 3bdrm bach in average repair on 1,811sqm prime absolute waterfront land with cliff-top boundary of approximately 37 metres and majestic views, sold for \$1,250,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

Waitea Road, Muriwai: 1,267sqm cliff-top absolute waterfront section with grandstand views of Maori Bay, sold for \$860,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)



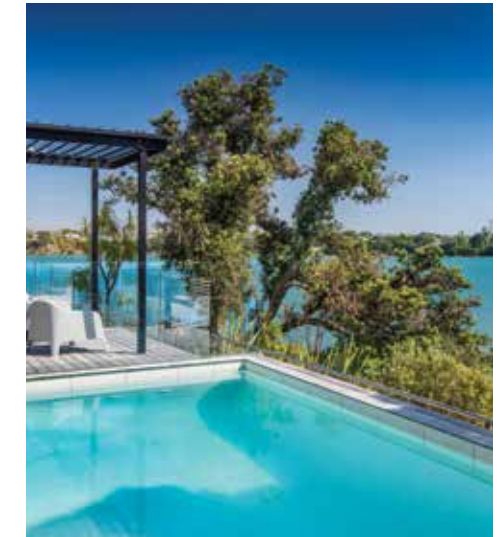
Gordons Road, Waiheke Island: Beautifully maintained 1950s 4bdrm home on 4,224sqm, sold for \$3,600,000. (Mark Spitz, Bayleys Waiheke Island)

Kennedy Point Road, Waiheke Island: 3bdrm contemporary cedar-clad property on 839sqm, with flat house site sloping down to the sea, plus private boat storage, sold for \$3,312,000. (Mana Tahapehi, Bayleys Waiheke Island)

Beresford Street, Bayswater: North-facing original 5bdrm early-1990s plaster home, in direct waterfront position with lawns leading down to the water for boating or swimming, sold for \$3,100,000. (Victoria Bidwell, Bayleys Takapuna)



First Avenue, Stanley Point, Devonport: Contemporary 4bdrm architecturally-designed waterfront home in an exceptional inner harbour headland setting with spectacular views and a path to the water on 2,289qm, sold for \$6,250,000. (Victoria Bidwell, Bayleys Takapuna)



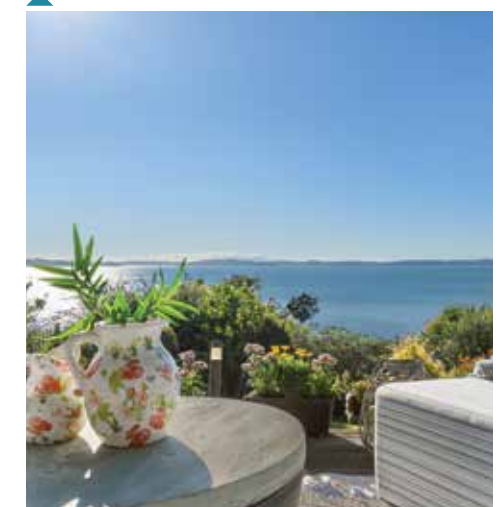
Stanley Point Road, Stanley Point, Devonport: Architectural cliff-top 500sqm 4bdrm home with expansive living areas plus separate children's or guest wing on 955sqm site with panoramic views of Auckland Harbour and CBD, sold for \$5,750,000. (Victoria Bidwell, Bayleys Takapuna)

Hamilton Road, Herne Bay: 1980s condo-style 3bdrm residence one of 12 in the tightly held Westpoint block, with private beach access and inner harbour views, sold for \$5,460,000. (Robyn Clark, Bayleys Ponsonby)

Riddell Road, Glendowie: Cliff-top 4bdrm 336sqm residence on 842sqm, with two double garages, pool and direct access to the beach, sold for \$5,500,000. (Murray Wallace, Bayleys St Heliers)

Vista Crescent, Glendowie: Waterfront, reserve frontage 1990s 4bdrm 250sqm home on half-share of 1,287sqm, sold for \$2,350,000. (David Nightingale, Bayleys St Heliers)

Clovelly Road, Bucklands Beach: Modified 1960s 170sqm 4bdrm bungalow on 1,037sqm absolute waterfront site, with access via steps to the water below, sold for \$2,580,000. (Angela Rudling, Michael Chi, Bayleys Howick)



The Parade, Bucklands Beach: Waterfront 170sqm 3bdrm home, sold for \$2,500,000. (Lawrence Liew, Bayleys Howick)



Falstaff Place, Half Moon Bay: 190sqm 3bdrm home on 714sqm, close to the Half Moon Bay Marina, sold for \$2,960,000. (Angela Rudling, Michael Chi, Gary Robertson, Bayleys Howick)

Bramley Drive, Farm Cove: North-facing two-level 292sqm 5bdrm home on 1,282sqm absolute waterfront site, sold for \$5,600,000. (Angela Rudling, Michael Chi, Berwyn Moore, Bayleys Howick)

Dayspring Way, Pakuranga: Absolute waterfront 330sqm 4bdrm home on private and gated north-east facing 1,274sqm site, on the edge of the Rotary Walkway, sold for \$4,200,000. (Angela Rudling, Michael Chi, Angela Leng, Bayleys Howick)

Porterfield Road, Whitford: Absolute waterfront 771sqm 6bdrm home with detached guest house, plus tennis court with pavilion on 1.88ha site, sold for \$8,500,000. (Angela Rudling, Michael Chi, Berwyn Moore, Bayleys Howick)



Torkar Road, Clarks Beach: Absolute beachfront, 2-storey, modern 4bdrm home with own beach access on 510sqm, sold for \$2,500,000. (Michele Mathieson, Bayleys Pukekohe)

Torkar Road, Clarks Beach: 2bdrm home with sleepout and own beach access on half-share of 1,234sqm, sold for \$1,200,000. (Michele Mathieson, Bayleys Pukekohe)

Torkar Road, Clarks Beach: Absolute beachfront 3bdrm home with own beach access on 668sqm, sold for \$940,000. (Michele Mathieson, Bayleys Pukekohe)

Kahawai Point, Mclarin Road, Glenbrook: Absolute waterfront sites from 721sqm to 852sqm, sold from \$560,000 to \$715,000. (Michele Mathieson, Bayleys Pukekohe)

Mclarin Road, Glenbrook: Absolute waterfront sections from 558sqm to 648sqm, sold for \$478,261 to \$550,000. (Michele Mathieson, Bayleys Pukekohe)



State Highway 25, Kuaotunu: Lodge-style home and self-contained accommodation offering six bedrooms on 8,003sqm land across from Kuaotunu Beach, sold for \$3,500,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

Waitotara Way, Whitianga: North-facing canal front 460sqm 4bdrm home with four ensuites, underground wine cellar and private heated swimming pool, on 903sqm with twin jetty, sold for \$6,030,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

Waitotara Way, Whitianga: 4bdrm home on two titles of 945sqm and 1,033sqm with two canal frontages, at the entrance to Whitianga Waterways, sold for \$6,000,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

Arawa Lane, Whitianga: Distinctive architecturally-designed contemporary 2-level 4bdrm home on 909sqm with swimming pool and double pontoon on the Whitianga Waterways, sold for \$4,700,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)



Kupe Drive, Whitianga: North-west facing canal-front 5bdrm home including self-contained flat and swimming pool on 929sqm, with shared ponton plus private boat ramp, sold for \$3,200,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

The Esplanade, Whitianga: 4bdrm 2-level home with unobstructed harbour views from both levels, ripe for redevelopment on prime central 759sqm site, sold for \$3,050,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

The Esplanade, Whitianga: Two-storey commercial/residential building on 868sqm across the road from the beach and close to the wharf, sold for \$3,000,000. Restaurant downstairs, 4bdrm apartment upstairs with unobstructed sea views. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

Pelican Place, Whitianga: Canal front 2-level 4bdrm home on 771sqm, with double oversized garage with bathroom, plus half-share in pontoon, sold for \$2,675,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

Awatea Drive, Whitianga: 4bdrm canal front home with private 7.3-metre pontoon on 717sqm, sold for \$2,600,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)



Buffalo Beach Road, Whitianga: 299sqm 2-level 4bdrm home plus self-contained sleepout on 1,185sqm held in two titles, across the road from Brophys Beach, sold for \$2,225,000. (Sheree Henderson, Bev Calder, Bayleys Whitianga)

Plummers Point Road, Whakamara: Elevated single-level 4bdrm brick home on 1,359sqm at the end of a private cul-de-sac, sold for \$3,102,000. (Craig Orr, Bayleys Tauranga)

Treholm Lane, Te Puna: Lifestyle estate with impressive main residence, plus 1bdrm cottage, barn and heated swimming pool on 9,528sqm private waterfront land, sold for \$4,640,000. (Craig Orr, Bayleys Tauranga)

Oikimoke Road, Te Puna: 4bdrm character home over two levels with swimming pool on 3.82ha coastal lifestyle land with established gardens and grazing paddocks, sold for \$3,200,000. (Craig Orr, Bayleys Tauranga)

Harbour Drive, Otumoetai: 110sqm 1950s 2bdrm cottage, with in-ground lap pool and 74sqm garage, on 870sqm across Harbour Drive to the Tauranga Harbour, sold for \$3,265,000. (Laura Lees, Linda Lees, Ray Lees, Bayleys Tauranga)



Harbour Drive, Otumoetai: 240sqm 3bdrm absolute waterfront home, sold for \$1,800,000. (Sharon Hall, Bayleys Mount Maunganui)

Marine Parade, Mount Maunganui: 809sqm potential redevelopment site zoned Res H – high density, sold for \$7,800,000. (Sharon Hall, Bayleys Mount Maunganui)

Marine Parade, Mount Maunganui: Two individual apartments within the Cutters Cove complex: 3bdrm with water and island views, sold for \$2,915,000; front-row 3bdrm apartment with grandstand views, sold for \$2,080,000. (Sharon Hall, Bayleys Mount Maunganui)

Marine Parade, Mount Maunganui: Spacious and recently upgraded 3bdrm apartment, sold for \$2,150,000. (Peter Clarke, Bayleys Mount Maunganui)

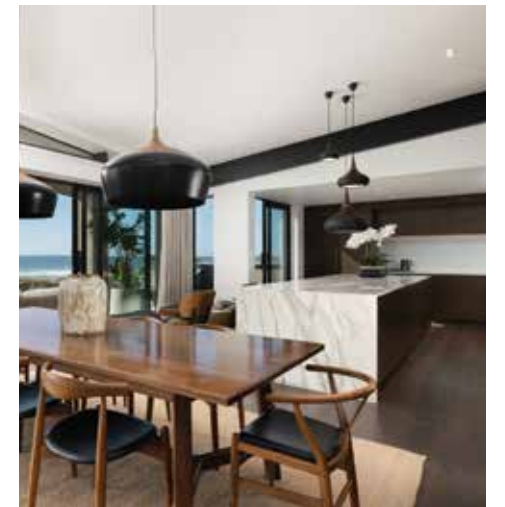


Marine Parade, Mount Maunganui: Three separate apartments in the Reef Apartments complex which boasts premiere on-site facilities including heated in-ground pool and connecting spa pool and direct beach access: 174sqm 3brm apartment, sold for \$2,016,000; 2bdrm apartment sold for \$1,075,000; 2bdrm apartment sold for \$1,050,000. (Peter Clarke, Bayleys Mount Maunganui)

Marine Parade, Mount Maunganui: 146sqm beachside apartment with fully-fenced courtyard and beach access directly across the road, sold for \$2,100,000. (Kay Ganley, Bayleys Mount Maunganui)

Marine Parade, Mount Maunganui: Architecturally-designed 137sqm 3bdrm, apartment on Mount Maunganui's Golden Mile, sold for \$2,000,000. (Richard Wright, Rebecca Wright, Bayleys Mount Maunganui)

Maunganui Road, Mount Maunganui: 211sqm 3bdrm apartment in the renowned Elevens Apartment Complex just a short stroll to Mount Main Beach and Pilot Bay, sold for \$4,175,000. (Richard Wright, Rebecca Wright, Bayleys Mount Maunganui)



Oceanbeach Road, Mount Maunganui: Premium 2-level, 3bdrm waterfront home on 838sqm at the quiet end of this sought-after road, sold for \$11,000,000. (Sharon Hall, Bayleys Mount Maunganui)

Oceanbeach Road Mount Maunganui: 3bdrm home on flat 873sqm site directly on the beachfront along the coveted Golden Mile, sold for \$8,220,000. (Conrad Doyle, Kay Ganley, Bayleys Mount Maunganui)

Pahoia Road, Pahoia, Western Bay of Plenty: 1ha absolute waterfront north-facing land with a quaint 2bdrm cottage and elevated potential house site, sold for \$2,800,000. (Brent Trueman, Rhys Trueman, Bayleys Tauranga)

Pahoia Beach Road, Pahoia, Western Bay of Plenty: Elevated and flat 6,332sqm north-facing absolute waterfront bare land site down a private right-of-way road, sold for \$1,500,000.00. (Brent Trueman, Rhys Trueman, Bayleys Tauranga)

Wharetoroa Drive, Lake Rotoiti, Rotorua: Brand-new 302sqm bespoke 4bdrm luxury home with three bathrooms, covered entertaining area and jetty on 1,012sqm freehold site with lawn to lake access, sold for \$5,700,000. (Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)





Waikuta Road, Ngongotaha, Rotorua: 160sqm 3brdm brick and tile family home on sub-dividable 1,270sqm on Lake Rotorua waterfront, sold for \$1,300,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Spencer Road, Lake Tarawera, Rotorua: Architecturally-designed 4brdm home with three bathrooms, on 1,292sqm of native bushland plus one-third share in jetty, sold for \$1,600,000. *(Jenny Donne, Bayleys Rotorua)*



Mangatete Road, Ngakuru, Rotorua: 2.14ha of flat bare land on the edge of Lake Ohakuri, sold for \$657,000. *(Derek Enright, Bayleys Rotorua)*

Waikite Valley Road, Waikite, Rotorua: Absolutely unique lakeside lifestyle living at its best. 5.31ha surrounding Lake Ngapouri. 3brdm, two living, two bathroom, double garaging plus separate barn. Well-fenced paddocks that provide all-year-round grass growth for additional income, sold for \$1,662,000 + GST. *(Derek Enright, Bayleys Rotorua)*



Oregon Drive, Rainbow Point, Taupo: 300sqm 3brdm home with lockup storage shed, on 913sqm with direct access to the Lion's Walk around the lake's edge, sold for \$3,880,000. *(Grant Bayley, Clare Bayley, Bayleys Taupo)*



Lake Terrace, Taupo: Superior elevated and freehold 1,141sqm bare land site, with concrete pad and swimming pool and unimpeded lake views, zoned High Density Residential (subject to Council approval), sold for \$2,525,000. *(Grant Bayley, Clare Bayley, Bayleys Taupo)*

Mahuta Road, Five Mile Bay, Taupo: Premium cedar-clad 683sqm residence with four ensuited bedrooms, billiard room, office, ramp-accessed internal garaging plus 2-bay separate garaging and carport, on 2,024sqm held over two titles, sold for \$4,680,000. *(Alison Whittle, Bayleys Taupo)*

Mahuta Road, Five Mile Bay, Taupo: Two-level home with 4brdm and all amenities upstairs and additional self-contained 2brdm downstairs, plus large double garaging, on a level 1,014sqm site, sold for \$2,660,000. *(Alison Whittle, Bayleys Taupo)*

Uawa Parade, Tolaga Bay, Gisborne: 90sqm 3brdm refurbished home on 888sqm overlooking the Uawa River, sold for \$600,000. *(Kerry Low, Izzy Low, Bayleys Gisborne)*

Ash Street, Mangapapa, Gisborne: 170sqm 3brdm home on 799sqm riverbank site, sold for \$1,250,000. *(Kerry Low, Richard Pearce, Bayleys Gisborne)*



Oak Street, Mangapapa, Gisborne: 1950s 4brdm home on 2,092sqm bordering Taruheru river, sold for \$760,000. *(Jenny Murray, Bayleys Gisborne)*

Fergusson Drive, Te Hapara, Gisborne: 120sqm 3brdm home on 759sqm on the banks of the Taruheru River, sold for \$730,000. *(Jenny Murray, Richard Pearce, Bayleys Gisborne)*

Stout Street, Whataupoko, Gisborne: 192sqm 4brdm villa on 885sqm with panoramic views over the Taruheru River, sold for \$1,350,000. *(Dianne Holland, Peter McIntyre, Bayleys Gisborne)*

Stout Street, Whataupoko, Gisborne: 1920s 3brdm home, on 784sqm on the banks of the Taruheru River, sold for \$935,000. *(Kerry Low, Izzy Lowe, Bayleys Gisborne)*

Heatherlea Street, Outer Kaiti, Gisborne: 172sqm, 3brdm riverbank retreat on 2,229sqm, down a right-of-way at the end of a quiet cul-de-sac, sold for \$1,200,000. *(Kerry Low, Izzy Low, Bayleys Gisborne)*

Waikokopu Road, Mahia: 195sqm as-new 3brdm home on 1,111sqm overlooking the Waikokopu Inlet, with jetty, sold for \$980,000. *(Katie Bowen, Bayleys Gisborne)*



Le Quesne Road, Bay View: 3brdm home with three bathrooms, plus detached hobby room and single garage to the rear, on 809sqm, sold for \$1,050,000. *(Caroline Meo, Bayleys Napier)*

The Esplanade, Westshore: Fully-furnished 4brdm home on 749sqm, sold for \$1,580,000. *(Nate Skelton, Bayleys Napier)*



Humber Street, Pandora: North-west facing and elevated 117sqm open-plan 2brdm apartment with two bathrooms and balcony, sold for \$1,010,000. *(Neal Andersen, Bayleys Napier)*

Wellwood Terrace, Te Awanga: 2 brdm cottage with contemporary interior on 724sqm in popular coastal community, sold for \$1,175,000. *(Fiona Mackenzie, Bayleys Havelock North)*



Bishop Road, Parapara, Golden Bay: Absolute beachfront 4brdm home with rumpus room, kitchenette and additional bathroom on 809sqm, sold for \$1,100,000. *(Martin Milner, Bayleys Motueka)*

Bishop Road, Parapara, Golden Bay: 2brdm home with from large covered deck, plus sleepout, on 864sqm with well-established gardens and direct beach access, sold for \$1,005,000. *(Martin Milner, Bayleys Motueka)*



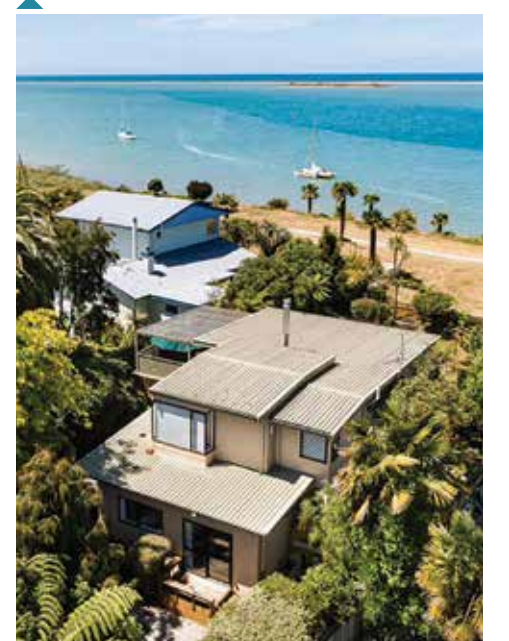
Kaiteriteri Road, Kaiteriteri: 8.99ha block with views of Tasman Bay, with 1990s 5brdm home on an elevated site, sold for \$3,900,000. *(Jan Long, Sandra Goodman, Bayleys Motueka)*

Tokongawa Drive, Kaiteriteri: 370sqm 4brdm house with heated saltwater infinity pool and outstanding views, on 1.14ha with a walkway to the famous split apple rock crossing the land, sold for \$2,900,000. *(Matt Galvin, Bayleys Motueka)*

Tapu Place, Kaiteriteri: 270sqm 7brdm home on 1,012sqm with direct access to Tapu Bay Reserve, sold for \$1,900,000. *(Matt Galvin, Bayleys Motueka)*

Trewavas Street, Motueka: 120sqm 3brdm house on 905sqm land with direct access to Trewavas Street Foreshore Reserve, sold for \$1,290,000. *(Matt Galvin, Bayleys Motueka)*

Trewavas Street, Motueka: 160sqm house on 809sqm, with extra-high-stud single garage perfect for campervan/boat and direct access to Trewavas Street Foreshore Reserve, sold for \$1,150,000. *(Matt Galvin, Bayleys Motueka)*





Trewavas Street, Motueka: 90sqm house with additional newly converted self-contained studio sleepout on 965sqm site with direct access to Trewavas Street Foreshore Reserve, sold for \$1,100,000. *(Matt Galvin, Bayleys Motueka)*

Trewavas Street, Motueka: 90sqm 3brdm house on 1,019sqm adjoining Trewavas Street Foreshore Reserve, sold for \$900,000. *(Matt Galvin, Bayleys Motueka)*

Jackett Island, Motueka: 115sqm 2brdm off-grid house and large shed on 4.6ha with absolute water frontage to Tasman Bay and inlet, sold for \$1,375,000 *(Jan Long, Sandra Goodman, Matt Galvin, Bayleys Motueka)*

Tahi Street, Mapua: Absolute waterfront 1960s refurbished 3brdm home on 1,103sqm with consent for a second dwelling, sold for \$1,805,000. *(Jan Long, Sandra Goodman, Bayleys Motueka)*

Tahi Street, Mapua: 3brdm home on 500sqm adjoining Grossi Point waterfront reserve, sold for \$1,160,000. *(Sandra Goodman, Jan Long, Bayleys Motueka)*



Whatanihi Bay, Pelorus Sound: 140sqm 3brdm main dwelling with additional studio and self-contained sleepout on 4,164sqm, with mooring for vessels up to 6.5m, sold for \$910,000. *(Jeremy Ryan, Bayleys Marlborough)*

Whatanihi Bay, Pelorus Sound: Circa-50sqm 2brdm Kiwi bach on 4,837sqm with a yurt for additional accommodation, sold for \$365,000. *(Will Porter, Bayleys Marlborough)*

Whatanihi Bay, Pelorus Sound: Entry-level 1,464sqm section covered in native bush, with power and water connections available, bordering the foreshore reserve, sold for \$180,000. *(Jeremy Ryan, Bayleys Marlborough)*



Cissy Bay Road, Pelorus Sound: 50sqm 2brdm bach on 869sqm section with a community boat ramp located in the bay, sold for \$585,000. *(Will Porter, Bayleys Marlborough)*

Crail Bay, Pelorus Sound: 99.94ha waterfront site with regenerating native bush, sold for \$520,000 *(Will Porter, Bayleys Marlborough)*



South East Bay, Pelorus Sound: 70sqm 2brdm dwelling on 5,340sqm with mooring for vessels up to 12m, sold for \$552,000. *(Will Porter, Bayleys Marlborough)*

Nydia Bay, Pelorus Sound: 50sqm 1brdm dwelling on 4,004sqm with mooring for vessels up to 15m, sold for \$475,000. *(Will Porter, Bayleys Marlborough)*



Black Point, Pelorus Sound: 36.474ha with potential build sites at various altitudes with views of both the Mahau and Pelorus Sounds, along with a 1/5th share in the fixed jetty, sold for \$299,000. *(Will Porter, Bayleys Marlborough)*

Bay of Many Coves, Queen Charlotte Sound: 80sqm 3brdm bach on 2.63ha with range of water assets including a modern boat shed, slipway, fixed/floating jetties, mooring and electric winch, sold for \$1,641,000. *(Rodger Jones, Bayleys Marlborough)*

Bay of Many Coves, Queen Charlotte Sound: 8,423sqm section featuring a fixed jetty, linkspan, floating pontoon, boat shed with ramp and a mooring for vessels up to 12m, sold for \$635,000. *(Jeremy Ryan, Bayleys Marlborough)*

Hitaua Bay, Queen Charlotte Sound: 161sqm 3brdm home on 3,826sqm in a private cove around 35 minutes from Picton by boat (no road access), with jetty, boat shed and mooring, sold for \$2,100,000. *(Vicki Eastgate, Rodger Jones, Bayleys Marlborough)*



Motukina Point, Queen Charlotte Sound: Renovated 1970s 251sqm 6brdm home on a 5,589sqm absolute waterfront site with the lawn flowing down a gentle slope to the beach, plus fixed jetty and three moorings, sold for \$2,080,000. *(Will Porter, Jeremy Ryan, Bayleys Marlborough)*

Tawa Bay, Queen Charlotte Sound: 1.17ha sloping waterfront section, a 35-minute boat ride from Picton, sold for \$250,000. *(Will Porter, Bayleys Marlborough)*

Kenepuru Road, Kenepuru Sound: 165sqm 4brdm home over two levels on 1,498sqm, with mooring for vessels up to 12.2m, sold for \$1,320,000. *(Georgia Ryan, Jeremy Ryan, Bayleys Marlborough)*

Kenepuru Road, Kenepuru Sound: 180sqm 4brdm home on 5,538sqm sloping land, with mooring below for vessels up to 12m, sold for \$935,000. *(Georgia Ryan, Bayleys Marlborough)*



Kenepuru Road, Kenepuru Sound: 70sqm 2brdm home over two levels on 1,192sqm section with extensive views overlooking the beach and Kenepuru Sound, sold for \$655,000. *(Will Porter, Georgia Ryan, Bayleys Marlborough)*

Kenepuru Road, Kenepuru Sound: 300sqm 3brdm cottage, plus multiple garaging options on 38.48ha, sold for \$2,255,000. *(Will Porter, Bayleys Marlborough)*



Kenepuru Road, Kenepuru Sound: 135sqm 3brdm home with additional 3brdm sleepout on 2,428sqm leading directly to Foreshore Reserve, sold for \$1,080,000. *(Will Porter, Bayleys Marlborough)*

St Omer Bay, Kenepuru Sound: 110sqm 4brdm home spread over two levels on 4,310sqm absolute waterfront section with easy walking track to the sandy beach and mooring for vessels up to 6m, sold for \$710,000. *(Will Porter, Jeremy Ryan, Bayleys Marlborough)*

Onauku Bay, Arapaoa Island: 126sqm 4brdm home with separate 2brdm sleepout on 3.64ha, mooring for vessels up to 10m, sold for \$691,000. *(Georgia Ryan, Bayleys Marlborough)*

Te Awaiti Bay, Arapaoa Island: 100sqm 3brdm dwelling on a flat 1,037sqm waterfront section with mooring for vessels up to 6.5m, sold for \$620,000. *(Will Porter, Bayleys Marlborough)*

Anakiwa Road, Anakiwa: 1,125sqm flat waterfront site with landscaped gardens and views out across the Grove Arm, sold for \$832,000. *(Will Porter, Bayleys Marlborough)*

Port Underwood Road, Port Underwood: 187sqm 3brdm main dwelling, with two separate 1brdm self-contained chalets on 842sqm, with boat shed and mooring, sold for \$1,818,000. *(Jeremy Ryan, Bayleys Marlborough)*



Queen Charlotte Drive, Ngakuta Bay: 147sqm 4brdm home on a 971sqm with mooring and share in the fixed jetty, sold for \$2,285,000. *(Jeremy Ryan, Will Porter, Bayleys Marlborough)*

Queen Charlotte Drive, Mahakipawa: 4,251sqm north-facing section with sealed driveway leading to the boundary, sold for \$180,000. *(Georgia Ryan, Bayleys Marlborough)*

Moenui Road, Mahakipawa: 103sqm 2brdm bach on 1,033sqm section, sold for \$630,000. *(Georgia Ryan, Bayleys Marlborough)*

Queen Charlotte Drive, Havelock: 160sqm 2brdm main residence with an additional 60sqm self-contained cottage on private north-west facing 1.01ha site, sold for \$1,345,000. *(Will Porter, Georgia Ryan, Bayleys Marlborough)*

Moetapu Bay Road, Moetapu Bay: 83sqm 2brdm beachfront bach on 6,478sqm with two moorings, sold for \$1,291,000. *(Will Porter, Georgia Ryan, Bayleys Marlborough)*

