

SALES SNAPSHOT SHOT

The waterfront market is alive and well, with a broad range of property types being transacted. Bare land sites, apartments, Kiwi baches, holiday homes and permanent residences are all finding favour with discerning buyers looking for a slice of waterside New Zealand. Here's a selection of recent sales made by Bayleys' nationwide waterfront team.

Opito Bay Road, Kerikeri: Luxury architect-designed 5bdrm home on 5.87ha with outstanding views sold for \$4,100,000. Property has an inground swimming pool, small vineyard, self-contained studio, 3-car garage, sauna and wine cellar. *(Irene Bremner, Bayleys Bay of Islands)*



Purerua Road, Wiroa Station, Kerikeri: Two sites totalling 7,788sqm within the Wiroa Station gated waterfront estate, sold for \$1,350,000. Estate amenities for residents include a beach lodge, tennis court, private beach access, and boat launching facility. *(Irene Bremner, Bayleys Bay of Islands; John Greenwood, Bayleys Auckland)*

Manawaora Road, Russell: Nautical-inspired 2bdrm home, self-contained 2bdrm guest house and 1bdrm manager's residence on 6,450sqm of absolute waterfront land, complete with inground swimming pool, sheltered anchorage, riparian rights, and 4-tonne mooring, sold for \$4,915,000. *(Irene Bremner, Bayleys Bay of Islands)*

Bentzen Drive, Russell: 3bdrm home on 1.79ha manicured land leading to a reserve and then the beach below, complete with mooring and several versatile outbuildings, sold for \$2,700,000. *(Irene Bremner, Bayleys Bay of Islands)*

Motukiore Road, Horeke: Renovated 5bdrm home positioned above the Waima River on a 53.8ha waterfront landholding with grazing land, 4km of private coastline, private boat ramp and direct access to the Hokianga Harbour, sold for \$1,000,000. *(Craig De Goldi, Bayleys Kerikeri)*

Waione Road, Opononi: Three self-contained dwellings on 2ha site with Hokianga Harbour views, swimming beach below the property and sited close to the famous Koutu Boulders, sold for \$1,000,000. Comprising a main family home, 2bdrm flat, a tiny home, substantial gardens, and paddock. *(David Baguley, Sheree Robinson, Bayleys Kerikeri)*

Hokianga Harbour Drive, Omapere: Coveted 9,097sqm beachfront landholding in two titles, flanked by ancient Pohutukawa, zoned Coastal Residential with potential for subdivision and/or development, sold for \$875,000. *(David Baguley, Bayleys Kerikeri)*

Oakura Road, Oakura: Two-storey 3bdrm beach house with single garage on a flat fully-fenced site, sold for \$1,100,000. *(Roi Smith-Iri, Bayleys Whangarei)*

Whangaruru Wharf Road, Whangaruru: 1.9ha coastal landholding on Whangaruru Harbour, with power and bore water in place, an engineered building platform and architectural plans, no covenants or building restrictions, ideal for a waterfront retreat or lifestyle development, sold for \$869,000. *(Roi Smith-Iri, Bayleys Whangarei)*



Whangaumu Street, Tutukaka: Absolute-waterfront 4bdrm home with three living areas, lower-level separate entry ideal for multigenerational or Airbnb use, double garage plus office, on 837sqm, sold for \$2,725,000. *(Roi Smith-Iri, Bayleys Whangarei)*

Ngunguru Road, Ngunguru: 3bdrm home plus self-contained 1bdrm unit, double garage, and ample parking for boat/caravan, on 809sqm with estuary views and direct access to safe swimming, sold for \$1,070,000. *(Jules Shinyei, Roi Smith-Iri, Bayleys Whangarei)*

Hall Road, Pataua North: Beachfront home with two fully self-contained levels with three bedrooms and living upstairs, two bedrooms and living downstairs, on a 587sqm site with beach frontage, sold for \$2,300,000. Property has garden boardwalk to the beach, and triple car garage with workshop. *(Roi Smith-Iri, Bayleys Whangarei)*



Albany Road, One Tree Point: Minimalist-style 133sqm 3bdrm cedar home with utility room for overflow guests, on 862sqm, sold for \$1,375,000. Property has no neighbours on three sides, unobstructed views of Mount Manaia, and concrete boat ramp. *(Mike Barrett, Bayleys Bream Bay)*

North Cove Lane, Waipu: Resort-style 4bdrm waterfront home offering the ultimate in outdoor living with direct access to the water, on 1ha within a private gated estate, sold for \$4,200,000. *(Mike Barrett, Bayleys Bream Bay; Gary Wallace, Bayleys Remuera)*

Alamar Crescent, Mangawhai Heads: 4bdrm home with multiple outdoor living areas and generous garaging, plus 2bdrm sleepout, and 9-metre boat mooring, on 2,168sqm with views over the Mangawhai estuary, sold for \$4,400,000. *(Laureen Hayes, Letitia Partridge, Bayleys Mangawhai)*

Lincoln Street, Mangawhai Heads: Character 1960s bach-style home on 1,042sqm with views stretching from Don's Landing to Picnic Bay, to the Hen and Chicks islands, sold for \$1,549,000. *(Amanda Bond, Bayleys Mangawhai)*



Estuary Drive, Mangawhai Heads: Character studio cottage on flat 1,403sqm site down a right-of-way with lawn running to the water's edge, sold for \$1,800,000. *(Dianne Christensen, Robbie Robertson, Bayleys Mangawhai)*

The Strand, Whakapirau: Modern-build 2bdrm home plus sleepout on the Kaipara Harbour, sold for \$1,075,000. *(Amanda Bond, Bayleys Mangawhai)*



Kyle Street, Leigh: 1980s 2bdrm beach house with a recent addition, on 1,545sqm with views from Little Barrier Island to Tawharanui Peninsula, sold for \$2,300,000. *(Kellie Bissett, Bayleys Matakana)*

Harbour View Road, Point Wells: 4bdrm cedar bach with garage on a 985sqm site down a private driveway and surrounded by mature trees on the shore of the Whangateau Harbour, sold for \$2,508,622. *(Jodi Sterling, Bayleys Point Wells)*

Puriri Place, Sandspit: 4bdrm home with inground swimming pool, on 5,107sqm, sold for \$3,350,000. *(Paige Patten, Dan Hubbard, Bayleys Warkworth)*



Tatham Road, Ti Point: 12ha of farm land in two freehold titles on a quiet coastal peninsula between Matakana and Matheson Bay, with two original dwellings, 190m water frontage and expansive views across Omaha Beach and Tawharanui

Peninsula, sold for \$9,500,000. *(Kellie Bissett, Bayleys Matakana)*



Hampton Mews, Snells Beach: 3bdrm cedar and teak home with double garage, views across Kawau Bay, on a 600sqm site at the quiet end of Snells beach, sold for \$2,175,000. *(Heather Walton-Bycroft, Bayleys Omaha)*

Rangimaarie Crescent, Mahurangi East: Sophisticated 2bdrm architect's-own home on a 3,278sqm clifftop site with its own walk track to the beach between Algies Bay and Sandspit, sold for \$3,432,500. *(Kellie Bissett, Bayleys Matakana)*



Sophia Road, Mahurangi East: Elevated 5,325sqm site on private right of way with impressive sea views, sold for \$1,875,000. *(Kellie Bissett, Bayleys Matakana)*

Ridge Road, Scotts Landing: Nostalgic and private 1960s 1bdrm bach on 5,059sqm gently sloping bush clad site, elevated back from the water's edge (riparian) with safe swimming directly out front, sold for \$2,050,000. *(Kellie Bissett, Bayleys Matakana)*

The Strand, Waiwera: 4bdrm home on 465sqm within a tightly-held absolute waterfront enclave, sold for \$3,150,000. *(Lynnette Thomas, Simon Wilde, Bayleys Orewa)*



Hibiscus Coast Highway, Orewa: Contemporary 5bdrm residence with heated pool, award-winning kitchen, multiple living areas, guest suite and double garage, privately set on a 1,528sqm clifftop site with views from Whangaparaoa to the Coromandel and Great Barrier, sold for \$4,850,000. *(Jenni Finlayson, Bayleys Orewa)*

Whangaparaoa Road, Red Beach: Single-level 5bdrm home with its own jetty on 5,370sqm gently sloping land with direct access to the Weiti River, sold for \$3,300,000. *(Karen Clark, Bayleys Orewa)*

Chelverton Terrace, Red Beach: Substantial 4bdrm home on 941sqm with landscaped grounds, sold for \$2,130,000 *(Karen Clark, Bayleys Orewa)*

Tindalls Beach Road, Manly: 5bdrm home on 1,258sqm set above the eastern end of Manly Beach, with double garage, boat shed, and generous storage, sold for \$4,000,000. *(Karen Clark, Bayleys Orewa)*

The Crescent, Tindalls Beach: 4bdrm home on 1,502sqm with direct access to the beach at the rear of the property, sold for \$2,000,000. *(Karen Clark, Bayleys Orewa)*



View Road, Campbells Bay: 5bdrm home including separate accommodation on the lower level, set on a 1,438sqm freehold site with direct beach access, and ripe for renovation or redevelopment, sold for \$3,700,000. *(Tara Menzies, Cindy Leong, Bayleys East Coast Bays)*



Attwood Road, Paremoremo: 5bdrm home on 1,029sqm with unobstructed 180-degree water views and its own mooring, sold for \$1,590,000. *(Ailsa McArthur, Chelsea Allen, Bayleys Coatesville)*



Chatham Avenue, Paremoremo: 3bdrm home with outstanding views on 2,049sqm close to Albany Village, sold for \$1,100,000. *(Shona Jurlina, Bayleys Coatesville)*

Riverhead Point Drive, Riverhead: 5bdrm with heated inground pool, on 650sqm with views over the Rangatopuni Stream to lush farmland, sold for \$2,900,000. *(Frana Segedin, Bayleys Coatesville)*

Oscar Road, Greenhithe: Architecturally-rebuilt single-level 4bdrm home, including private guest wing, heated saltwater pool, on 5,489sqm with direct water frontage and rare riparian rights offering uninterrupted access to the water, sold for

\$6,600,000 – a record price for the suburb. *(Ronelle Henning, Jeff Wagg, Bayleys East Coast Bays)*



Totara Road, Whenuapai: 5bdrm home plus unconsented original 3bdrm cottage, with water views on 1.3ha with landscaped gardens, sold for \$4,880,000. *(Ailsa McArthur, Angeline Wong, Bayleys Coatesville)*

Hurstmere Road, Takapuna: Exclusive 4bdrm waterfront retreat with three grand living areas, views of Rangitoto and the Hauraki Gulf, and secure garaging, on a 693sqm site just steps from coveted Thorne Bay, sold for \$6,550,000. *(Chris Batchelor, Bayleys Takapuna)*

Clifton Road, Takapuna: Architecturally designed 4bdrm home ready for refurbishing with swimming pool and double garaging, on 1,163sqm clifftop site in one of Takapuna’s most desirable streets and close to the beach, sold for \$4,500,000. *(Victoria Bidwell, Bayleys Takapuna)*



Hurstmere Road, Takapuna: 2bdrm lakefront apartment with a flexible additional room, expansive private deck, two secure side-by-side car parks plus

storage, along with access to premium shared amenities, pool and gym, sold for \$2,650,000. *(Lynda Betts, Blair Monk, Bayleys Devonport)*



Norwood Road, Bayswater: 4bdrm Arts and Crafts-style residence on a 2,580sqm private waterfront estate, formerly associated with Sir Peter Blake, and renovated by Fearon Hay, sold for \$5,850,000. Has panoramic harbour and city views, al fresco terrace, boatshed, and landscaped native gardens with direct water access. *(Linda Simmons, Bayleys Devonport)*

King Edward Parade, Devonport: Landmark 5bdrm 1890s villa on an 817sqm flat corner site on Devonport’s waterfront offering spectacular harbour views, private gardens, double garage and off-street parking, held by one family for over 40 years, sold for \$4,600,000. *(Emma Lynskey, Bayleys Devonport)*

King Edward Parade, Devonport: Architecturally-designed 3bdrm seaside apartment spanning three levels with floor to ceiling windows giving uninterrupted sea views of the Devonport waterfront, internal lift and double garage, sold for \$4,450,000. *(Lynda Betts Bayleys Devonport)*



Queens Parade, Devonport: 3bdrm apartment with private deck, lift access, internal-access garage, and high-end renovations completed in 2021, in the sought-after waterfront Esplanade complex just steps to the beach, ferry, and village, sold for \$2,160,000. *(Lynda Betts, Bayleys Devonport)*



St Stephens Avenue, Parnell: 3bdrm penthouse apartment, one of four in a tightly-held boutique block with outstanding views, providing the ultimate lock-up-and-leave residence on a family-sized scale, sold for \$5,500,000. *(Fleur Denning, Bayleys Remuera)*



34 Rawene Avenue, Westmere: Designed by Stevens Lawson Architects and crowned Home of the Year in 2007, 5bdrm home across 428sqm, with its own beach access, boat ramp, sunken seating pit with outdoor fireplace, landscaped lawn and garden, swimming pool and spa, sold for \$12,500,000. *(Vicki Wallace, Gary Wallace, Sam Wallace, Bayleys Remuera)*

Tohunga Crescent, Parnell: First time on the market for 35 years, 3bdrm home with large double garage and off-street parking, on a discreet 1,186sqm site in a no-exit

street above the Hobson Bay walkway, sold for \$4,300,000. *(Fleur Denning, Bayleys Remuera)*



Darwin Lane, Remuera: 3bdrm home plus separate 1bdrm self-contained apartment wing, designed by architect and jazz musician Kevin Clark and built in 1994, sold for \$4,000,000. Meandering paths lead down through lush gardens to the edge of the Orakei Basin. *(Steve Koerber, Nila Koerber, Bayleys Remuera)*

Beach Parade, Oneroa, Waiheke Island: Classic 2bdrm north-facing beachfront bach held by one family for over 45 years, on elevated, private site with drive-on access, sold for \$5,700,000. One of the last undeveloped spots near Oneroa village cafés and restaurants. *(Tricia Lafferty, Kym Aikin, Bayleys Waiheke and Great Barrier Island)*

The Strand, Onetangi, Waiheke Island: Spacious 243sqm 5-bdrm, north-facing beachfront home and income with self-contained flat, internal garage, and 1,930sqm of land just steps to the beach and a short stroll to Onetangi’s shops and restaurants, sold for \$5,500,000. *(Mana Tahapehi, Bayleys Waiheke and Great Barrier Island)*





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The Strand, Onetangi, Waiheke Island: Luxurious 3bdrm 104sqm north-facing sub-penthouse, with panoramic views, allocated car park, and lock-up storage in The Sands development, sold for \$1,850,000. *(Mana Tahapehi, Bayleys Waiheke and Great Barrier Island)*

Awaawaroa Bay, Waiheke Island: 1bdrm off-grid cottage with solar power, 50,000L water storage, and mooring access on 4.23ha of private land with orchard, gardens, and bay views, sold for \$1,218,000. *(Oliver Meadows, Bayleys Waiheke and Great Barrier Island)*



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Hunterville Road, Orapiu, Waiheke Island: Private undeveloped 1,644sqm section in Pearl Bay offering elevated ocean and bay views, with 100sqm parking/storage area, sold for \$338,700. *(Oliver Meadows, Bayleys Waiheke and Great Barrier Island)*

Capstan Crescent, Whitianga: Brand new 5bdrm canal-front home, sold for \$2,900,000. *(Kylie Pullen, Belinda Sammons, Bayleys Whitianga)*

South Highway, Whitianga: 4bdrm cedar-clad home on 809sqm with 24-metre frontage to the canal, and a private 9m pontoon, complete with power and water,

sold for \$2,895,000. *(Kylie Pullen, Belinda Sammons, Bayleys Whitianga)*

Leeward Drive, Whitianga: 4bdrm canal-front home facing northeast for all day sun, sold for \$2,760,000. *(Kylie Pullen, Belinda Sammons, Bayleys Whitianga)*



Awatea Drive, Whitianga: 4bdrm northeast-facing home on the canal front with fully landscaped gardens, sold for \$2,750,000. *(Kylie Pullen, Belinda Sammons, Bayleys Whitianga)*

Buffalo Beach Road, Whitianga: Recently modernised 3bdrm bach with one bathroom on a level, 809sqm site (with memorandum of lease) across the road from Buffalo Beach, sold for \$990,000. *(Kylie Pullen, Belinda Sammons, Bayleys Whitianga)*

Albert Street, Whitianga: Completely renovated 2bdrm waterfront apartment in the Marina Park complex, sold for \$910,000. *(Kylie Pullen, Belinda Sammons, Bayleys Whitianga)*



Beverley Terrace, Whangamatā: 4bdrm retro dwelling sold “as is” on 1,712sqm site waterfront site, held by the same

family since the 1970s, and one of the last undeveloped sites in Whangamatā, sold for \$8,500,000 – setting a new price record for the town. *(Dale Sholson, Gordon McGregor, Bayleys Whangamatā)*



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Patuwai Drive, Whangamatā: Modern 4bdrm home with multiple outdoor living areas, on 670sqm with prime estuary frontage, sold for \$3,3250,000. *(Dale Sholson, Gordon McGregor, Bayleys Whangamatā)*

Waihi Whangamatā Road, Whangamatā: 4bdrm home plus 4-car garage and additional shedding on 9,500sqm fully-landscaped lifestyle property, with privacy and estuary views, sold for \$2,000,000. *(Dale Sholson, Gordon McGregor, Bayleys Whangamatā)*



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Pipi Road, Whangamatā: 2bdrm home with self-contained ground floor area, and direct beach front access on a half-site, sold for \$1,750,000. *(Dale Sholson, Gordon McGregor, Bayleys Whangamatā)*

Marine Parade, Mount Maunganui: Timeless 5bdrm private waterfront sanctuary on 789sqm with panoramic views, manicured walled garden, and outdoor entertaining area, sold for \$7,139,000. *(Sharon Hall, Bayleys Mt Maunganui)*



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Marine Parade, Mount Maunganui: Prestigious 3bdrm penthouse with panoramic ocean views stretching from Main Beach, to Mauao, to Pilot Bay, sold for \$4,250,000. *(Peter Clarke, Bayleys Mt Maunganui)*

Marine Parade, Mount Maunganui: 3bdrm penthouse with panoramic views in the tightly held Pavilion Building, sold for \$3,350,000. *(Matt Power, Bayleys Mt Maunganui)*

Marine Parade, Mount Maunganui: Two-level 4bdrm home on freehold 442sqm site along Mt Maunganui’s golden mile, sold for \$3,335,000. *(Sharon Hall, Bayleys Mt Maunganui)*

Marine Parade, Mount Maunganui: 4bdrm residence spanning three levels with compelling views and easy access to the surf beach, sold for \$3,225,000. *(Conrad Doyle, Tina Cross, Bayleys Mt Maunganui)*

Marine Parade, Mount Maunganui: 3bdrm apartment with super-sized deck overlooking Main Beach in the Oceanside Towers complex, sold for \$2,900,000. *(Peter Clarke, Bayleys Mt Maunganui)*



Marine Parade, Mount Maunganui: Tastefully-renovated 3bdrm apartment sold fully-furnished, in a complex offering heated swimming pools, a sauna and a gym, sold for \$2,850,000. *(Peter Clarke, Bayleys Mt Maunganui)*

Marine Parade, Mount Maunganui: 2bdrm apartment on the fifth floor overlooking Mt Maunganui’s Main Beach, sold for \$1,925,000. *(Peter Clarke, Bayleys Mt Maunganui)*



Oceanbeach Road, Mount Maunganui: 4bdrm home with a lift, double internal garaging, abundant storage, and off-street parking on 654sqm bordering the sand dunes with uninterrupted views of the ocean, Motiti and Mayor Island, sold for \$4,400,000. *(Richard Wright, Rebecca Wright, Bayleys Mt Maunganui)*



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Oceanbeach Road, Mount Maunganui: 3bdrm home on the beachfront close to Omanu Surf Club, sold for \$3,700,000. *(Sharon Hall, Bayleys Mt Maunganui)*

The Mall, Mount Maunganui: 3bdrm waterfront penthouse with a birdseye view to the harbour and Mauao, sold for \$4,900,000. *(Sharon Hall, Bayleys Mt Maunganui)*



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The Mall, Mount Maunganui: 3-4bdrm family-sized apartment with garaging and off-street parking on Pilot Bay, sold for \$2,550,000. *(Sharon Hall, Bayleys Mt Maunganui)*

Motiti Road, Mount Maunganui: Classic yet sophisticated 6bdrm home plus double garage on 615sqm, sold for \$4,750,000. *(Conrad Doyle, Tina Cross, Bayleys Mt Maunganui)*

Papamoa Beach Road, Papamoa: 2016-built 4bdrm home over two levels on 435sqm, with views across the sand dunes of Papamoa Beach, sold for \$1,760,000. *(Richard Wright, Rebecca Wright, Bayleys Mt Maunganui)*

Commodores Close, Coastlands, Whakatane: 3bdrm home with double car garaging and additional off-street parking, on an absolute waterfront 796sqm site within the Coastlands Beachside Estate, with direct access to the beach, sold for \$1,130,000. *(Rhys Mischefski, Kathryn Maguire, Bayleys Whakatane)*

Martin Place, Whakatane: 3bdrm home overlooking Sullivan Lake and reserve, on a landscaped 1,014sqm site, sold for \$970,000. *(Sabina Andresen, Bayleys Whakatane)*





Te Taiawatea Drive, Ohope: 4bdrm with multiple outdoor living zones, on 1,679sqm harbourside site, sold for \$1,980,000. *(Sabina Andresen, Bayleys Whakatane)*

Harbour Road, Ohope: North-facing 2bdrm apartment with sea views, and residents' resort-style amenities including heated pools, tennis court, gym facilities, and spa pools, sold for \$980,000. *(Sabina Andresen, Larissa Reid, Bayleys Whakatane)*

Waiotahe Drifts Boulevard, Waiotahe: North-facing elevated absolute beachfront 718sqm site, in a fully-serviced subdivision with covenants in place, sold for \$540,000. *(Rhys Mischefski, Bayleys Whakatane)*

Willow Avenue, Hannahs Bay: Two-level 3bdrm home with double internal access garaging plus additional tandem garage with high stud door designed for a boat shed, on 1,011sqm at the edge of Lake Rotorua, sold for \$1,236,800. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Parawai Road, Ngongotaha: 3bdrm quintessential Kiwi bach with generous deck, on 3,511sqm held in three titles on the shores of Lake Rotorua, sold for \$1,200,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*



Spencer Road, Lake Tarawera: 3bdrm Kiwi bach positioned to maximise sun and views on a 1,040sqm site that meanders down a path to the water's edge, with off-street parking and a licensed boatshed, sold for \$1,250,000. *(Jenny Donne, Bayleys Rotorua)*

Lake Terrace, Taupō: 238sqm, 3bdrm lakefront penthouse in sought-after apartment building, directly across the road from the main lakefront beach and only a short walk from Taupō CBD, sold for \$1,926,000. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*

Rainbow Drive, Rainbow Point: Large 393sqm, 5bdrm residence spread over three levels, on 825sqm site with direct lake access, sold for \$4,150,000. *(Grant Bayley, Clare Bayley, Bayleys Taupō)*

Wharewaka Road, Wharewaka: 220sqm single level 3bdrm Lockwood home, with a real Kiwi bach feel by the lake, sold for \$2,825,000. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*



Wharewaka Road, Wharewaka: Premium 799sqm waterfront section on a corner site with direct access to lakefront reserve, sold for \$2,000,000. *(Grant Bayley, Clare Bayley, Bayleys Taupō)*

Mahuta Road, Five Mile Bay: Secluded 4bdrm residence with three garages and uninterrupted lake views in coveted Five Mile Bay, sold for \$2,600,000. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*

Makorori Beach Road, Makorori, Gisborne: Spacious 4bdrm home on an 809sqm beachfront site, with sun-soaked decks and panoramic ocean views, sold for \$1,313,902. *(Greg Robertson, Bayleys Gisborne)*

Makorori Beach Road, Makorori, Gisborne: Coastal 1,396sqm site with draft house plans in a popular and safe swimming and surf spot, sold for \$800,000. *(Greg Robertson, Bayleys Gisborne)*

Moana Road, Okitu, Gisborne: 1950s 3bdrm home with double garaging, set on 864sqm, sold for \$1,100,000. *(Kerry Low, Bayleys Gisborne)*



Grant Road, Whataupōko, Gisborne: Generous 5bdrm home plus salt water swimming pool on 4,076sqm in a quiet cul de sac, with river views, private river access, and boat ramp, sold for \$1,700,000. *(Kerry Low, Jenny Murray, Bayleys Gisborne)*

Island Road, Whataupōko, Gisborne: 3bdrm home with double garage, and expansive 1,214sqm section overlooking the river, sold for \$1,150,000. *(Jenny Murray, Bayleys Gisborne)*

Riverside Road, Whataupōko, Gisborne: 93sqm, 2bdrm home on 1,439sqm offering elevated river views and renovation potential, sold for \$460,000. *(Kerry Low, Richard Pearce, Bayleys Gisborne)*

Salisbury Road, Awapuni, Gisborne: 5bdrm home with 247sqm of living space on 933sqm with panoramic 180-degree sea views from Young Nick's Head to Mahia Peninsula, sold for \$2,114,000. *(Greg Robertson, Kerry Low, Bayleys Gisborne)*

Moana Drive, Māhia Beach, Wairoa: Character-filled 4bdrm Lockwood home on 809sqm beachfront site with sweeping coastal views and direct beach access across the road, sold for \$1,150,000. *(Katie Bowen, Bayleys Gisborne)*



Mahia East Coast Road, Mahia Peninsula: Level, fully fenced 1,000sqm north-facing seaside block with panoramic ocean and coastline views and beaches just steps away, sold for \$500,000. *(Katie Bowen, Bayleys Gisborne)*

Mer Place, Bay View: Architecturally-designed, high-quality 3bdrm home with triple garaging and multiple outdoor entertaining areas, on 1,372sqm absolute waterfront site, sold for \$1,880,000. *(Sam Hutchinson, Bayleys Napier)*

North Shore Road, Bay View: 3bdrm home plus self-contained studio on 809sqm, sold \$1,300,000. *(Sam Hutchinson, Bayleys Napier)*

Le Quesne Road, Bay View: Two-storey architecturally-designed beachfront 4bdrm home with 4-car garaging and in-ground swimming pool, on 809sqm with views to Cape Kidnappers and to Mahia Peninsula, sold for \$999,999. *(Sam Hutchinson, Bayleys Napier)*

Le Quesne Road, Bay View: Beachfront 2bdrm home on 809sqm site, sold for \$781,000. *(Sam Hutchinson, Bayleys Napier)*

Whirinaki Road, Bay View: Beachfront 3bdrm home on 817sqm site with views from Napier Hill to Cape Kidnappers and Mahia Peninsula, sold for \$775,000. *(Sam Hutchinson, Bayleys Napier)*



Whirinaki Road, Bay View: 2bdrm beachside retreat on 809sqm with views from Cape Kidnappers to Mahia, sold for \$710,000. *(Sam Hutchinson, Bayleys Napier)*

Whirinaki Road, Bay View: 2bdrm home plus large garage on 809sqm with expansive ocean views, sold for \$612,500. *(Sam Hutchinson, Bayleys Napier)*

The Esplanade, Westshore: Fully refurbished 1960s 3bdrm home on 446sqm, with views to the Māhia Peninsula, sold for \$1,156,000. *(Kristen Hines, Bayleys Napier)*

The Esplanade, Westshore: Beachfront 4bdrm home on a 766sqm site in front row position overlooking the Pacific Ocean, with views toward Mahia Peninsula, Napier Hill and the port, sold for \$1,117,000. *(Kristen Hines, Bayleys Napier)*

Harding Road, Ahuriri: 3bdrm home with sea views on 340sqm along an iconic beachfront strip, sold for \$1,700,000. *(Maryjane Dixon, Angela Jameson, Bayleys Napier)*



Clifton Road, Te Awanga: 4bdrm beachfront home with double garage and heated swimming pool on 809sqm, with views to Cape Kidnappers and Napier, sold for \$1,275,000. *(Fiona Mackenzie, Bayleys Havelock North)*

Elsthorpe Road, Patangata: Riverside 4bdrm home on 4,298sqm overlooking the Tuki Tuki River, in a sought-after rural community, sold for \$1,160,000. *(Kris August, Bayleys Havelock North)*

Elsthorpe Road, Patangata: 1.17ha riverside section with well-defined entrance and driveway to an established build area overlooking the Tuki Tuki River, sold for \$350,000. *(Kris August, Bayleys Havelock North)*

Marine Parade, Paraparaumu: Beachside 3bdrm home with views of Kapiti Island, plus 3bdrm fully self-contained 3bdrm studio on the lower level, set on 828sqm, sold for \$1,000,000. *(Ellie Tzimas, Hannah Mackley, Paul Gamble, Bayleys Kapiti)*



Beach Road, Paekakariki: Low-maintenance 2bdrm duplex on an absolutely beachfront site, with no road or public access between home and shoreline, sold for \$769,000. *(Ellie Tzimas, Hannah Mackley, Paul Gamble, Bayleys Kapiti)*

Ocean Parade, Pukerua Bay: Three-level 4bdrm home with internal lift, 4-car garaging and expansive views, on 577sqm site with beach access directly across the quiet, council-maintained road on 577sqm, sold for \$1,225,000. *(Ralph Kindl, Bayleys Paremata; Ben Atwill, Bayleys Wellington)*

Moana Road, Plimmerton: Single-level, 3bdrm home with views of Mana Island and beyond to the South Island, on 556sqm directly across the road from the water, sold for \$1,350,000. *(Ralph Kindl, Bayleys Paremata)*

Moana Road, Plimmerton: 3bdrm home perfectly-positioned on a 505sqm site on the Plimmerton waterfront, sold for \$770,000. *(Ralph Kindl, Bayleys Paremata)*

Mana View Road, Paremata: 5bdrm, 300sqm home designed by Comeskey Grant Architects, with large internal access double garage plus off-street parking in elevated waterfront position with uninterrupted Pauatahanui Inlet views, sold for \$1,400,000. *(Ralph Kindl, Bayleys Paremata; Ben Atwill, Bayleys Wellington)*





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Paremata Road, Paremata: 3bdrm 1904 character villa relocated from Thorndon to the shores of the Pāuatahanui Inlet, with landscaped gardens on 654sqm, plus secured resource consent for vehicular shoreline access, sold for \$1,325,000. *(Ralph Kindl, Bayleys Paremata)*

Oriental Parade, Oriental Bay, Wellington: 240sqm, 3bdrm apartment with expansive living, two secure car parks and a 100sqm sun-soaked deck capturing sweeping city and harbour views, set back from the Parade for peace and privacy, sold for \$3,200,000. *(Ann Curtis, Bayleys Wellington)*

Maida Vale Road, Roseneath: 4bdrm residence with multiple living areas, Italian walled garden with outdoor fire, sauna, study, and double garage plus three extra carparks, with all-day sun and panoramic harbour views, sold for \$5,500,000. *(Matt Hourigan, Bayleys Lower Hutt; Ben Atwill, Ann Curtis, Bayleys Wellington)*

Marine Parade, Seatoun: Charming early 1900s 2bdrm seaside cottage, modernised with renovated kitchen and bathroom, private sun-filled backyard with terraced gardens, on 592sqm site directly opposite Worser Bay beach and having resource consent to create a separate lot, sold for \$866,000. *(Rachel Munro, Ann Curtis, Bayleys Wellington)*



Croisilles French Pass Road, French Pass, Marlborough Sounds: Elevated and modern 3bdrm home on 3,817sqm north-facing site with panoramic views of D'Urville Island and the bay, sold for \$1,350,000. *(Will Porter, Harrison Martin, Bayleys Marlborough)*

Fairy Bay, Pelorus Sound, Marlborough Sounds: 1.18ha undeveloped and bush-clad landholding, sloping gently to the water's edge, with a private jetty nearby, and offering a great base for fishing, hunting, tramping and diving, sold for \$200,000. *(Will Porter, Bayleys Marlborough)*

Bill Bryants Road, Squally Cove, Marlborough Sounds: Modern 4bdrm home plus high-stud, 4-bay pole shed with tow open bays and two lockable roller doors, on 1.33ha site, sold for \$1,115,000. Property has a mooring for vessels up to 18m. *(Will Porter, Bayleys Marlborough)*



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Queen Charlotte Drive, Havelock, Marlborough Sounds: Renovated two-level 4bdrm home with heated swimming pool, double garage and off-street parking on 1.34ha site, sold for \$1,190,000. *(Will Porter, Bayleys Marlborough)*

Queen Charlotte Drive, Havelock, Marlborough Sounds: 67sqm 2bdrm home with under-house carport and panoramic views in a bush setting, on 1,198sqm close to Queen Charlotte Track, Linkway Path, and local fishing and diving spots, sold for \$550,000. *(Will Porter, Bayleys Marlborough)*

Queen Charlotte Drive, Havelock, Marlborough Sounds: 90sqm 2bdrm home plus garage with sleepout, carport, and extra parking space, sold for \$520,000. *(Will Porter, Bayleys Marlborough)*

Moetapu Bay, Marlborough Sounds: 3bdrm home plus two sleepouts on 4,791sqm, plus a mooring for a 9m vessel, sold for \$1,000,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Moetapu Bay Road, Moetapu Bay, Marlborough Sounds: 3bdrm home with 4-car basement garaging plus 1bdrm self-contained cottage on 2,014sqm, sold

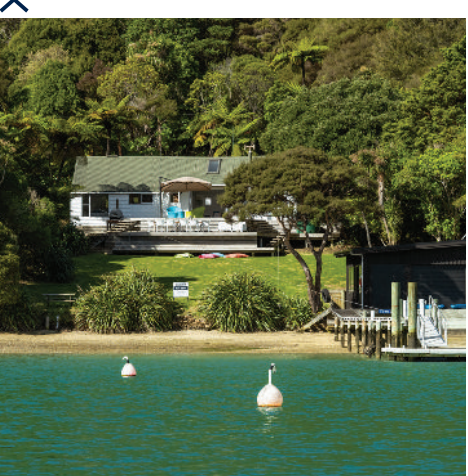
for \$915,000. A stream runs through the section, with private woodfired baths, native bush, vegetable gardens and landscaped grounds. There is a boat mooring for the boat, a newly-constructed floating jetty, and boat launching facilities across the road. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*



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Sandy Bay Road, Kenepuru Sound: 3bdrm home with a self-contained studio downstairs, a sleepout linked to the house via a sheltered walkway, a covered and lockable car port, plus plenty of off-street parking – all on 1,047sqm, sold for \$640,000. Also has a boat mooring for a 7.5m vessel. *(Will Porter, Paula Raleigh, Bayleys Marlborough)*

Kenepuru Road, Kenepuru Sound, Marlborough Sounds: 4,020sqm bare site adjacent to a prestigious golf course, sold for \$270,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Lochmara Bay, Queen Charlotte Sound, Marlborough Sounds: 1960s Kiwi bach on 4,120sqm with lawn to the water's edge, plus own private fixed jetty and floating platform, mooring, and boatshed, sold for \$1,545,000. The original boatshed was relocated and renovated to provide additional 1bdrm accommodation on the property. *(Jeremy Ryan, Bayleys Marlborough)*



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Blackwood Bay, Queen Charlotte Sound, Marlborough Sounds: Modernised and immaculately presented 3bdrm holiday home on 1.51ha with its own sheltered bay stretching more than 180 degrees from point to point, sold for \$1,365,000. *(Jeremy Ryan, Bayleys Marlborough)*

Te Rua Bay, Queen Charlotte Sound, Marlborough Sounds: 4 bdrm home plus small sheds, on 4,762sqm, sold for \$1,150,000. *(Will Porter, Bayleys Marlborough)*

Belvue Bay Road, Havelock, Marlborough Sounds: 3bdrm home plus a 1bdrm flat on 951sqm with direct water access, sold for \$1,100,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Bay of Many Coves, Marlborough Sounds: Two-level 4bdrm home on 2.19ha, with a spacious boatshed with platform and floating jetty, plus a mooring for 13m vessel, sold for \$1,700,000. *(Will Porter, Rodger Jones, Bayleys Marlborough)*

Mahau Road, Mahau Bay, Marlborough Sounds: Gently elevated 6,010sqm freehold bush-clad site with 180-degree views of Mahau Sound, located a 10-minute boat ride away from Havelock Marina, sold for \$265,000. *(Will Porter, Paula Raleigh, Bayleys Marlborough)*



Kenepuru Road, Broughton Bay, Marlborough Sounds: Two-storey fully-furnished 3bdrm home on 1,072sqm with its own mooring in the sheltered bay, sold for \$950,000. *(Jeremy Ryan, Bayleys Marlborough)*

Soucis Lane, Okiwa Bay, Marlborough Sounds: 3bdrm home with panoramic views, low maintenance grounds, and off-street parking on 1,518sqm, sold for \$830,000. *(Will Porter, Bayleys Marlborough)*

Whatanihi Bay, Marlborough Sounds: 3bdrm home with sleepout on 46ha waterfront block surrounded by native wildlife and natural streams, sold for \$765,000. *(Will Porter, Bayleys Marlborough)*

Ruakaka Bay, Marlborough Sounds: Fully-furnished 3bdrm home with views, plus a cottage on the foreshore, a private mooring, boatshed, and jetty – all on a 3,402sqm waterfront block with direct water access, sold for \$875,000. *(Jeremy Ryan, Will Porter, Bayleys Marlborough)*



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Rimu Bay, Pelorus Sound, Marlborough Sounds: Elevated 60sqm 2bdrm bach with native bush, orchard, vegetable garden, and flat lawn, on 4,199sqm, with moorings, and nearby communal jetty just 15 minutes by boat from Havelock, sold for \$525,000. *(Will Porter, Bayleys Marlborough)*

Tumbledown Bay Road, Port Underwood, Marlborough Sounds: Bush-clad undeveloped 7ha block that slopes gently to the water with panoramic views to Cloudy Bay, accessible by boat and road and offering privacy and sun for a holiday retreat, permanent home, or glamping escape, sold for \$420,000. *(Will Porter, Bayleys Marlborough)*

Rowling Road, Kaiteriteri: Absolute waterfront 2-level 5bdrm home plus double garaging and boat shed, on 708sqm with direct access to Little Kaiteriteri Beach, sold for \$2,356,970. *(Sandra Goodman, Bayleys Motueka)*



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Rowling Road, Kaiteriteri: Two-level 4bdrm home with internal access garage, on 313sqm on Little Kaiteriteri Beach, sold for \$2,050,000. *(Sandra Goodman, Bayleys Motueka)*

Riwaka-Kaiteriteri Road, Kaiteriteri: 4bdrm home with double garage and room to park the boat, on 693sqm with the Kaiteriteri mountain bike park and reserve on the boundary, and a short stroll to the main beach, sold for \$1,760,000. *(Sandra Goodman, Bayleys Motueka)*

Appian Lane, Scarborough: Contemporary 3-level, 3bdrm retreat plus separate 2bdrm unit with uninterrupted views, on a 2,762sqm site in a sheltered private valley at the end of a lane overlooking Scarborough bluffs, sold for \$1,910,000. *(Adam Whitelock, Sara Ashcroft, Bayleys Sumner)*

McLean Road, Northburn, Central Otago: Original 1880s ferryman's residence offering authentic Central Otago heritage with flexible renovation potential, on 4,809sqm with a private boat ramp providing direct access to Lake Dunstan's best waterski beach, sold for \$1,690,000. *(Katie Seymour, Steven Kirk, Bayleys Cromwell)*

Frankton Road, Queenstown: 1bdrm lakefront apartment with bike sheds and a car park, plus water access, 10 minutes from the Queenstown town centre, sold for \$855,000. *(Eloise Morris, Ting Xie, Bayleys Queenstown)*

Butement Street, Glenorchy: 2,074sqm flat waterfront plot with building platform and 360-degree views, sold for \$660,000. *(Lesley Barr, Bayleys Queenstown; Sarah Lichtenstein, Bayleys Arrowtown)*

