

# SALES SNAPSHOT

## LIFESTYLE

BAYLEYS' COUNTRY TEAM AROUND NEW ZEALAND REPORT GOOD ACTIVITY IN THE LIFESTYLE MARKET AS BUYERS LOOK TO SECURE PROPERTY BEYOND THE CITY BORDERS. HERE'S A SELECTION OF PROPERTIES SOLD IN THE LAST SIX MONTHS.

### NORTHLAND/RODNEY

**Bird Road, Awanui:** 17.66ha block with lake views, planted with around 1,000 tropical palms with potential for tea, coffee beans and avocado, sold for \$900,000 + GST (if any). (Craig De Goldi, Bayleys Bay of Islands; Vinni Bhula, Bayleys Whangarei)



**Waiaua Road, Mangonui:** 4bdm home on 40.04ha of sloping native bush-clad waterfront land, sold for \$3,870,000. Sale included boat ramp and boat-shed, 6.5m amphibious boat, artist studio, plus a 7-bay shed with machinery. (David Baguley, Bayleys Bay of Islands)

**Daroux Drive, Kerikeri:** Architecturally-designed 3bdm home on 4.04ha with a man-made lake, sold for \$3,200,000. (Sheree Robinson, Bayleys Bay of Islands)

**Wharau Road, Kerikeri:** 2.33ha waterfront landholding with identified building site with elevated views to the Bay of Islands and the Pacific Ocean, sold

for \$2,000,000. (David Baguley, Bayleys Bay of Islands)

**Waitotara Drive, Kerikeri:** 4bdm home with a separate 72sqm shed on 1.09ha of flat land, sold for \$1,460,000. (David Baguley, Bayleys Bay of Islands)

**Ness Road, Kerikeri:** 4bdm home and 2bdm minor dwelling plus 3-bay shed on 2.35ha, sold for \$1,385,000. Property has free-draining volcanic soil, a stream, and a mix of post and rail plus equestrian tape fencing. (David Baguley, Bayleys Bay of Islands)

**Waipapa Road, Kerikeri:** Two dwellings providing five bedrooms in total, plus a half-round barn, and greenhouse on 10,250sqm, sold for \$1,325,000. (Raewyn Paterson-Smits, Andrew Smits, Bayleys Bay of Islands)

**Waimate North Road, Kerikeri:** 4bdm home, swimming pool, two cabins, six paddocks with cattle yards, chicken house, vegetable garden and orchard on 4.38ha, sold for \$1,300,000. (Craig De Goldi, Bayleys Bay of Islands)

**Puketona Road, Haruru:** 2bdm home on 1.96ha of flat land with well-fenced paddocks, implement shed and cattle yards, sold for \$805,000. (Sheree Robinson, Bayleys Bay of Islands)

**State Highway 1, Okaihau:** 3bdm home plus sleepout on 4,788sqm lifestyle with fruit trees, and three paddocks, sold for \$600,000. (Craig De Goldi, Bayleys Bay of Islands)

**State Highway 1, Okaihau:** 3.94ha bare land with volcanic soil, stream, and fully-fenced into eight paddocks, sold for \$365,000. (Craig De Goldi, Bayleys Bay of Islands)

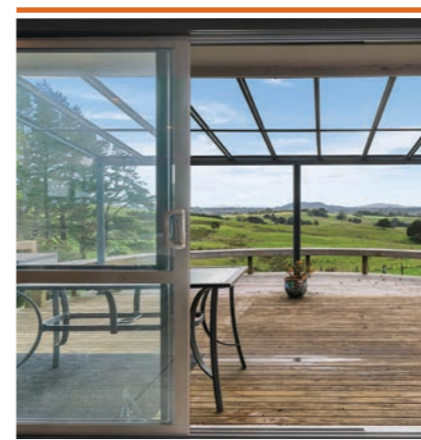


**Hukerenui Road, Hukerenui:** 3bdm home and an unconsented 1bdm studio on 2.04ha block with nine paddocks, 4-bay shed and tack room, sold for \$795,000. (Tracy Dalzell, Bayleys Whangarei)

**Omana Road, Tangiteroria:** Character 3bdm villa on 20.47ha flat to gentle rolling land, with good soils, sold for \$850,000. (Vinni Bhula, Mike Williams, Bayleys Whangarei)

**Tangihua Road, Maungakaramea:** 268sqm executive-style 3bdm home built 2015 on 20.11ha in a popular lifestyle community, sold for \$1,410,000. (Mike Williams, Bayleys Whangarei)

**Vera Heights, Maungakaramea:** 3bdm home on 2,505sqm, sold for \$690,000. (Tracy Dalzell, Bayleys Whangarei)



**Russek Road, Waitotira:** Generous 3bdm home on 2.34ha close to Maungakaramea Village, sold for \$673,500. (Mike Williams, Bayleys Whangarei)

**Babylon Coast Road, Dargaville:** 5bdm homestead on 11ha, sold for \$950,000. Infrastructure includes a 3-bay implement shed and lockable workshop. (Todd Skudder, Bayleys Dargaville)

**Katui Road, Dargaville:** Off-grid home and large shed on 3,036sqm with work required and sold "as is, where is", for \$185,000. (Todd Skudder, Bayleys Dargaville)

**Greenacres Drive, Kawakawa:** Relocated 3bdm home on 1.84ha, with four paddocks and poplars planted on the boundary, sold for \$540,000. (Hayley Hessel-Davies, Bayleys Bay of Islands)

**Weranui Road, Waiwera:** 28.21ha north-facing land with extensive views, sold for \$1,995,000. (Jenni Finlayson, Gabrielle Finlayson, Bayleys Hibiscus Coast)

**West Road, Kaukapakapa:** Immaculate self-sufficient lifestyle block with 4bdm home and landscaped gardens on 1.61ha, sold for \$1,400,000. (Travis Morgan, Bayleys Hibiscus Coast)

**Sheffield Road, Kaukapakapa:** Entry-level 4bdm home plus 2bdm cottage, on 1.01ha with two paddocks and native bush, rural and river views, sold for \$1,300,000. (Karen Asquith, Bayleys Hibiscus Coast)



### AUCKLAND

**Peak Road, Helensville:** 4bdm home on 3,012sqm land featuring established gardens and fruit trees and 62sqm high-stud shed, sold for \$1,170,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

**State Highway 16, Waimauku:** 4bdm main home and a separate 2bdm refurbished cottage on 1.55ha of sloping, pastureland with multiple outbuildings and carports, sold for \$1,500,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)



**Tawa Road, Kumeu:** 3bdm home on 2.1ha of easy contour Future Urban zoned land, sold for \$1,750,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

**Dysart Lane, Kumeu:** 4bdm character villa on 1.07ha with expansive lawns, old specimen trees and a vineyard producing Pinotage wine, sold for \$1,900,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

**Broadwood Rise, Kumeu:** 4bdm home on 1ha of countryside living-zoned land with mature trees, landscaped gardens, and a separate shed, sold for \$1,470,000. (Chris Head, Bayleys Kumeu)

**Brookvale Lane, Taupaki:** 3bdm main home on 4.24ha of flat land with a 2bdm minor dwelling and a 3-bay 20mx9m Total Span shed, sold for \$1,900,000. (Jayne McCall, Wesley Gerber, Bayleys Kumeu)

**Taupaki Road, Taupaki:** 3bdm main home and a 2bdm minor dwelling on 2ha of land featuring 9 paddocks, water troughs, veggie gardens, established orchard and a workshop, sold for \$1,825,000. (Jayne McCall, Bayleys Kumeu)

**Nairn Road, Hunua:** 4bdm home on 4.48ha of mostly flat land, includes half-round barn, paddocks and shedding, with established gardens, orchards and vegetable beds, sold for \$1,445,000. (Paul Voorburg, Bayleys Pukekohe)

**Burt Road, Drury:** North-facing 5bdm, triple garage home with in-ground



swimming pool on 16.43ha, sold for \$4,180,000. Includes ancillary sheds, bore water supply, 20 centrally-raced paddocks, ponds, and watercourse, with dual road access. (Ian Buchanan, Shane Snijder, Bayleys Pukekohe)

**Fausett Road, Ararimu:** 4bdm home on 2.05ha of flat land with large external garage, training arena, dog run, a 4-bay stable and pond, sold for \$1,975,000. (Paul Voorburg, Bayleys Pukekohe)

**Sinclair Road, Ararimu:** Modern 4bdm two-storey home with double garage on 1.23ha mostly flat contoured land with covenanted native bush, established gardens and some grazing land, sold for \$1,400,000. (Paul Voorburg, Bayleys Pukekohe)

**Smalley Road, Glenbrook:** 416sqm 5bdm home on 25.29ha gently contoured land with mature trees, six box stables, tack room, and a 3-bay implement shed, sold for \$4,050,000. (Richie Blackmore, Felicity Blackmore, Bayleys Counties)

**Smalley Road, Glenbrook:** 4bdm country villa with double garage set on 9,300sqm flat land with easy-care lawns, gardens and balance of land in pasture, sold for \$1,210,000. (Ben Jameson, Shona Brown, Bayleys Pukekohe)





**Karioitahi Road, Karioitahi:** Modern, elevated 3bdrm home and 3-bay enclosed garage on 9.91ha of easy-care land with a mix of contour from flat to gentle rolling, divided into seven paddocks for grazing, sold for \$1,530,000. (*Shona Brown, Bayleys Pukekohe*)

**Butchers Bridge Road, Waiuku:** 3bdrm home on 4,776sqm largely-flat fully-fenced land, with mature trees and a country-style 3-bay shed, sold for \$1,725,000. (*Michele Mathieson, Bayleys Pukekohe*)



**Maioro Road, Otua:** 3bdrm home with double internal garaging and a high stud shed on 1.28ha land with a mix of sloping and rolling terrain, sold for \$1,350,000. (*Michele Mathieson, Erin Skelton, Bayleys Pukekohe*)

**Paparata Road, Bombay:** 12.05ha of mostly flat bare land with two road frontages, native bush and ponds for stock water, sold for \$2,250,000. (*Paul Voorburg, Bayleys Pukekohe*)

**Farm Park Road, Glenbrook:** Award-winning 3bdrm Brae Barn home on 1.028ha of mixed contour land used for grazing, sold for \$1,600,000. (*Ben Jameson, Bayleys Pukekohe*)



**Clifford Road, Pukekohe:** 4bdrm, triple garage home with well-established gardens and an array of fruit, native and specimen trees, sold for \$1,390,000. (*Ian Buchanan, Bayleys Pukekohe*)

**Union Road, Pukekohe:** 5bdrm, 5-garage home and in-ground swimming pool on 1.15ha flat land, sold for \$1,200,000. Property has three paddocks for grazing, a pen and loading race on the roadside, with water sourced from a bore on the property for domestic and stock use. (*Ben Jameson, Patrick Murphy, Bayleys Pukekohe*)



**Logan Road, Buckland:** 3bdrm home with attached hobby room and single garage on 2.11ha of flat land with paddocks for livestock or horses, sold for \$1,480,000. (*Mark Fourie, Bayleys Pukekohe*)

**Pinnacle Hill, Mangatawhiri:** 4bdrm home plus Econo Built barn and 3-bay shed on 20.1ha of rolling land with some steeper sidings, sold for \$1,650,000. (*Paul Voorburg, Bayleys Pukekohe*)

**Razorback Road, Pokeno:** 1920s 6bdrm, 5-garage home on 4.93ha of mixed contoured land, with fresh water stream, pond and small waterfall, sold for \$1,350,000. (*Mark Fourie, Bayleys Pukekohe*)

**Pams Way, Pokeno:** 3bdrm home on 4,900sqm of mostly flat land with

landscaped gardens and mature trees. Sold for \$1,260,000. (*Ian Buchanan, Bayleys Pukekohe*)

**Bluff Road, Pokeno:** 4bdrm home with elevated rural views on 4.70ha of mixed contour land used for cattle grazing, sold for \$1,050,000. (*Ian Buchanan, Bayleys Pukekohe*)

**East Coast Road, Whakatiwai:** Elevated 4bdrm home and additional sleepout on 2,473sqm land with panoramic views, sold for \$899,000. (*Karl Davis, Dan Reed, Bayleys Waikato*)



## COROMANDEL

**Kauaeranga Valley Road, Thames:** 4bdrm home, 3-bay implement shed, loading ramp, shearing shed and covered yards on 31.82ha, sold for \$2,350,000 + GST. (*Glenn Tanner, Bayleys Coromandel*)

**Kauaeranga Valley Road, Thames:** 4bdrm home plus separate self-contained studio on 1.66ha gently sloping land, sold for \$1,230,000. (*Glenn Tanner, Bayleys Coromandel*)

**Packtrack Road, Thames:** 3bdrm home on gently contoured 2ha, sold for \$900,000. (*Glenn Tanner, Bayleys Coromandel*)



**Kauaeranga Valley Road, Thames:** 3bdrm homestead and shedding nestled in mature surrounds on 3ha with views over the Kauaeranga Valley and river, and potential for subdivision, sold for \$800,000. (*Karl Davis, Bayleys Waikato; Glenn Tanner, Bayleys Coromandel*)

**Kirikiri West Road, Kopu:** 5,000sqm flat contoured land with large 3-bay shed, and a 30,000-litre water tank, sold for \$372,000. (*Glenn Tanner, Bayleys Coromandel*)

## WAIKATO

**State Highway 2, Maramarua:** 4bdrm home and two farm sheds on 1.30ha, sold for \$1,000,000. (*Karl Davis, Lee Carter, Bayleys Waikato*)

**Hauraki Road, Turua:** Entry-level 3bdrm home on 7,500sqm of flat land, sold for \$550,000. (*Mark Fourie, Bayleys Pukekohe; Karl Davis, Bayleys Waikato*)

**State Highway 2, Waihi:** Modernised 164sqm 3bdrm home with extensive shedding on 2.14ha, sold for \$1,350,000. (*Karl Davis, Bayleys Waikato; Steve Low, Bayleys Tauranga*)

**Orini Road, Orini:** 5bdrm home with a generous entertainment area including pizza oven, along with large fully enclosed shed plus garden shed on 7,350sqm, sold for \$1,250,000. (*Mike Fraser-Jones, Bayleys Waikato*)



**Highway 22, Huntly:** 5bdrm homestead on elevated 1.6ha site, sold for \$730,000. (*Russell Bovill, Bayleys Waikato*)

**Te Akau Road, Te Akau:** Opportunity to live an eco-friendly life with a relocated school room as the main dwelling, separate wooden cabin, plus 72sqm steel frame and concrete floor shed on 2.71ha with well-established orchard, sold for \$530,000. (*Russell Bovill, Bayleys Waikato*)

**Gordonton Road, Gordonton:** 269sqm home plus 143sqm 3-bay shed on 1.4ha, sold for \$1,910,000. (*Peter Kelly, Angus Kelly, Bayleys Waikato*)



**Lake Road, Horsham Downs:** 3bdrm home plus separate 2bdrm dwelling and expansive shedding on 3.9ha with 360-degree views across the Waikato River, lakes, mountains, and the city, sold for \$2,110,000. (*Peter Kelly, Angus Kelly, Bayleys Waikato*)



**Limmer Road, Te Kowhai:** Well-maintained 4bdrm 1970s home on 7,098sqm with established gardens and hedges, sold for \$980,000. (*Peter Kelly, Angus Kelly, Bayleys Waikato*)

**No. 5 Road, Waitoa:** 5bdrm home set on fully-fenced 2,750sqm block with established orchard, 3-bay half-



round shed with concrete floor, sold for \$830,000. (*Mike Fraser-Jones, Neville Jaques, Bayleys Waikato*)

**State Highway 27, Morrinsville:** 5bdrm home surrounded by native trees and established gardens on 1.22ha, sold for \$1,065,000. (*Nicki Robb, Karl Davis, Bayleys Waikato*)

**Cameron Road, Morrinsville:** 4,095sqm elevated site with rural views, sold for \$430,000. (*Mike Fraser-Jones, Neville Jaques, Bayleys Waikato*)

**Alexandra Road, Waharoa:** 3bdrm character home on 6.62ha flat equine block with quality free draining soils, 14 paddocks, and fully equine-fenced, sold for \$1,500,000. (*Sam Troughton, Bayleys Waikato*)

**Old Te Aroha Road, Matamata:** 3bdrm home on 7ha, with land in 14 paddocks with good shedding including horse stables, sold for \$1,200,000. (*Neville Jacques, Mike Fraser-Jones, Bayleys Waikato*)

**Te Poi Road, Matamata:** 4bdrm home plus good shedding and extra garaging on 6,442sqm, sold for \$1,190,000. (*Sam Troughton, Bayleys Waikato*)

**Tower Road, Matamata:** Fully-renovated 4bdrm home on 5,250sqm, sold for \$990,000. (*Sam Troughton, Bayleys Waikato*)







**Keenan Road, Pyes Pa, Tauranga:** 3bdrm home, 3-bay American-style barn and grazing paddocks on 4.31ha with future subdivision potential within the Tauranga City boundary, sold \$4,200,000. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

**Edward Avenue, Pyes Pa, Tauranga:** 1960s home with mid-century architecture, triple car garaging with workshop, and standout gardens featured in the Bay of Plenty garden festival three times, on 2.03ha, sold for \$1,600,000. Property also has 1.2 can/ha organic Hayward kiwifruit. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

**Te Anga Road, Waitomo:** 3bdrm home with sleepout and garage, a woolshed that has been converted into a café plus workshop, implement shed and haybarn – all set on 16.43ha, sold for \$675,000 + GST. *(Dave Kilbride, Bayleys Waikato)*

**Meads Street, Te Kuiti:** Well-appointed 4bdrm home on 5,378sqm with landscaped gardens featuring pool and mature trees, sold for \$750,000. *(Sharon Evans, Stuart Gudsell, Bayleys Waikato)*

## BAY OF PLENTY

**Plummers Point Road, Whakamarama:** 5bdrm home with adjoining 2bdrm apartment with separate entrance on 1.58ha, sold for \$2,150,000. Property has swimming pool, 15 avocado trees, wetland, pond and shed. *(Brent Trueman, Bayleys Country Tauranga)*



**Esdale Road, Whakamarama:** 4bdrm 210sqm home on 1.4ha with grazing land and views over Mount Maunganui, sold for \$1,300,000. *(Brent Trueman, Bayleys Country Tauranga)*

**Tim Road, Whakamarama:** 4bdrm, 2-storey home plus double garage and hay shed on 8.63ha of mixed grazing land with extended views over Tauranga harbour, sold for \$1,250,000. *(Riki Walls, Bayleys Tauranga)*



**Te Puke Quarry Road, Papamoa:** Gently sloping 4,400sqm section within an exclusive country estate, with native bush surroundings and panoramic outlook to Motiti Island, sold for \$660,000. *(Riki Walls, Cody Mitchell, Bayleys Tauranga)*

**Paparoa Road, Ohope:** Executive-style 3bdrm home with elevated views and established gardens on 4.9ha, sold for \$1,360,000. *(Rhys Mischefski, Mikaela Pinkerton, Bayleys Whakatane)*

**McCutchan Road, Otakiri:** 4bdrm home with numerous out buildings on 8.06ha flat and productive land, sold for \$1,000,000. *(Rhys Mischefski, Bayleys Whakatane)*



**Essendon Place, Rotorua:** 5bdrm home on 8,100sqm with views of Lake Rotorua and Mokoia Island, sold for \$1,150,000. *(Derek Enright, Bayleys Rotorua)*

**Whirinaki Valley Road, Ngakuru, Rotorua:** 3bdrm home plus large implement shed on 1.1ha at the edge of Lake Ohakuri, sold for \$1,100,000. *(Derek Enright, Bayleys Rotorua)*

**Te Kopia Road, Waikite Valley, Rotorua:** Large family home, implement shed, woolshed, and a sound set of yards on 18.28ha, sold for \$725,000. *(Derek Enright, Bayleys Rotorua)*



## CENTRAL AND LOWER NORTH ISLAND

**Tutukau Road, Mihi, Reporoa:** Elevated 4bdrm home on 2.35ha fully-fenced land, sold for \$1,040,000. *(Stan Sickler, Bayleys Taupo)*

**Te Wehi Road, Tokomaru Bay:** 3bdrm home on 1.24ha of river flats, sold for \$150,000. *(Greg Robertson, Bayleys Gisborne)*

**Rangiuia Road, Tolaga Bay:** Four sections within a new Tolaga Bay subdivision, ranging in size from 4,000sqm to 4,600sqm, sold for between



\$156,000 and \$180,000 + GST. *(Jacob Geuze, Stephen Thomson, Bayleys Gisborne)*

**Phillips Road, Motu:** 3bdrm home on 7.2ha medium contoured land planted as an ecosanctuary, sold for \$579,000. *(Nikki McHugh, Bayleys Gisborne)*

**Bruce Road, Ormond:** 5bdrm home, sheds, packhouse, and storage complex on 2.08ha with around 1.8ha planted in oranges, sold for \$1,200,000. *(Jacob Geuze, Simon Bousfield, Bayleys Gisborne)*

**Back Ormond Road, Makauri:** 4bdrm home and storage sheds on 8.98ha flat land, sold for \$1,800,000. *(Jacob Geuze, Bayleys Gisborne)*

**Haisman Road, Makauri:** 1ha section on the outskirts of Gisborne, sold for \$455,000. *(Jacob Geuze, Bayleys Gisborne)*

**Main Road, Makaraka:** 3bdrm home, separate garage, and storage sheds on 3.15ha flat land, sold for \$1,150,000. *(Peter McIntrye, Bayleys Gisborne)*

**Winifred Street, Okitu:** Architecturally-designed 3bdrm home with guest house, salt water swimming pool and bird aviary on 1.81ha site planted in native bush, sold for \$2,300,000. *(Richard Pearce, Kerry Low, Greg Robertson, Bayleys Gisborne)*

**Avery Road, Eskdale:** 4bdrm home on 1.28ha with double garage/workshop and



paddocks for stock, sold for \$1,265,000. *(Tony Rasmussen, Bayleys Havelock North)*

**Matapiro Road, Crownthorpe, Hastings:** 3bdrm home with double internal garage and a container garden shed with power, on 9,863sqm of mostly flat land, sold for \$1,250,000. *(Kris August, Bayleys Havelock North)*

**State Highway 50, Roys Hill:** 3bdrm home with double car garage on 5,700sqm elevated site with views, sold for \$1,250,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*



**Aorangi Road, Maraekakaho:** 4bdrm home on 31.6ha with 4-bay implement shed, cattle yards, and a large, converted shed with kitchen and bathroom facilities, sold for \$2,630,000. *(Tony Rasmussen, Monty Monteith, Bayleys Havelock North)*

**Aorangi Road, Maraekakaho, Hastings:** 3bdrm home on fully-fenced 5,890sqm lifestyle block, sold for \$703,000. *(Kris August, Bayleys Havelock North)*



**Havelock Road, Havelock North:** 3bdrm home on 4.05ha of flat land between Havelock North and Hastings, sold for \$1,600,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*

**Te Aute Road, Pakipaki, Hawke's Bay:** 3bdrm home on 4.92ha flat land with a



3-bay shed and a secondary implement shed, sold for \$2,300,000. *(Gretchen Paape, Bayleys Havelock North)*

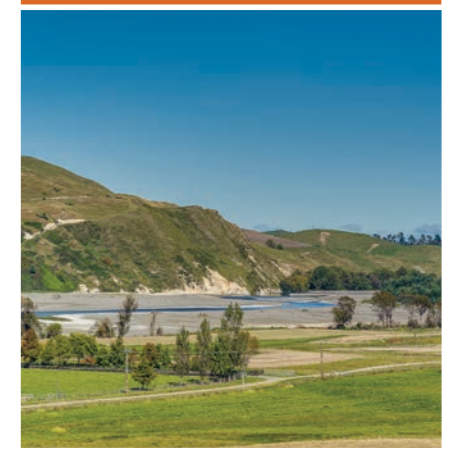
**Timoti Road, Waimarama, Hawke's Bay:** 4bdrm home on 2.10ha with panoramic rolling views, sold for \$1,300,000. *(Gretchen Paape, Bayleys Havelock North)*

**Kahuranaki Road, Kahuranaki, Hawke's Bay:** Elevated 3bdrm home and self-contained sleepout with outstanding views on 21.45ha, sold for \$2,500,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*

**Malcolm Road, Poukawa, Hastings:** 3bdrm home on 6ha set up for equestrian use, sold for \$1,490,000. The property has a lunge arena, shed with cover room and tack room, a hose bay with califont for hot water, three outdoor yards, and two shelters, one of which has a good-sized yard off of it. *(Luke Dee, Bayleys Havelock North)*

**State Highway 50, Ongaonga, Central Hawke's Bay:** 7bdrm homestead with shedding on 3.9ha flat land, sold for \$830,000. *(Andy Hunter, Andy Lee, Bayleys Waipukurau)*

**Pourerere and River Road, Waipawa, Central Hawke's Bay:** 16.15ha with an 11-site subdivision plan approved, sold for \$566,000. *(Kris August, Tim Wynne-Lewis, Bayleys Havelock North)*







**Middleton Road, Waipukurau:** 4brdm dwelling with farm shed and cattle yards on 20ha flat to rolling land, sold for \$1,280,000. (*Andy Hunter, Andy Lee, Bayleys Waipukurau*)

**Clareinch Road, Omakere:** 4brdm home with garage and carport, established gardens and room to run livestock, on 2.9ha, sold for \$495,000. (*Tony Rasmussen, Jeff Kevern, Bayleys Havelock North*)

**Ngahape Road, Flemington:** 5brdm home with saltwater pool on 15.5ha, sold for \$1,400,000. Property also has 3-stand woolshed, 3-bay implement shed, sheep and cattle yards and land to graze livestock. (*Tony Rasmussen, Tim Wynne-Lewis, Bayleys Havelock North*)



**Ironsands, Waipipi Beach, Waverley:** Section with uninterrupted sea views, in a semi-rural location and within a gated lifestyle subdivision with power and water connections, sold for \$230,000. (*Annemarie Horrocks, Bayleys Whanganui*)

**Turakina Valley Road, Hunterville:** 5brdm home with double internal access garaging, large 3-bay lockable shed and self-contained 40-foot cabin on 1.53ha, sold for \$935,000. (*Annemarie Horrocks, Bayleys Whanganui*)

**Parewanui Road, Bulls:** 4brdm home with double garage on 4.5ha mostly-

flat land with mature trees, sold for \$1,000,000. (*Andrew Bonnor, Heidi Macaulay, Bayleys Feilding*)

**Watershed Road, Bunnythorpe:** 4brdm board and batten home with external garage and spa on 8,359sqm of rolling land with established trees, sold for \$1,055,000. (*Andrew Bonnor, Heidi Macaulay, Bayleys Feilding*)

**Kuku East Road, Manakau, Horowhenua:** Bare land 16.80ha lifestyle block with mixed contour land, sold for \$385,000. (*Justin Pape, Paul Hofmann, Bayleys Feilding*)



**Mangarei Road, Bideford:** 5brdm homestead and extensive garaging on 12.26ha of flat and rolling land, sold for \$770,000. (*Lindsay Watts, Andrew Smith, Bayleys Wairarapa*)

**State Highway 2, Opaki:** Immaculately-presented 3brdm home and extensive shedding on 7.95ha flat, fertile land on the outskirts of Masterton, sold for \$1,500,000. (*Lindsay Watts, Andrew Smith, Bayleys Wairarapa*)

**Morris Road, Te Ore Ore:** Small cottage on 4.06ha of flat, fertile land near Masterton, sold for \$715,000. (*Andrew Smith, Cameron Percy, Bayleys Wairarapa*)



## SOUTH ISLAND

**Motueka Valley Highway, Motueka:** Two-storey 3brdm home with panoramic views, small orchard of fruit trees, and three fenced and leased paddocks, on 7.25ha of flat land between Motueka Valley Highway and the Motueka River, sold for \$1,000,000. (*Marion Cross, Sammie Cross, Bayleys Nelson Tasman*)

**Holdaway Road, Lower Moutere:** 5brdm French provincial-style home and established woodlot on private and undulating 1.69ha, sold for \$1,212,500. (*Sandra Goodman, Bayleys Nelson Tasman*)

**Mytton Heights, Motueka Valley:** Off-grid 3brdm modern home with solar, backup petrol generator, fenced paddock, garden and mini orchard on a 7,800sqm elevated site with panoramic views, sold for \$1,030,000. (*Marion Cross, Sammie Cross, Bayleys Nelson Tasman*)



**Karamu Lane, Redwood Valley:** 1.08ha elevated section in the Appleby Hills subdivision, only 12 minutes to Richmond township and with views over Tasman Bay, sold for \$575,000. (*Steffan Eden, Bayleys Nelson Tasman*)

**Eighty Eight Valley Road, Wakefield:** 4brdm home on 15.60ha of mostly flat rural land with impressive garaging, tack room and implement sheds, sold for \$1,212,500. (*Lydia Heyward, Bayleys Nelson Tasman*)

**Glen Road, Glenduan:** Off-grid 3brdm home with gardens, robust solar system and backup generator plus a large workshop on 3.82ha of hillside rural land looking out to sea, sold for \$1,820,000. (*Liz Woodall, Bayleys Nelson Tasman*)

**Bryants Road, Rai Valley:** Off-grid 2brdm house located on 9.24 of hill grazing land split into four paddocks with water troughs, sold for \$650,000. There is a small stand of unpruned pine trees at the peak, and a small truffle grove behind the house. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)



**Gibsons Road, Blenheim:** Relocated 3brdm weatherboard home with a variety of fruit trees and raised vegetable gardens on 2.40ha, split into multiple paddocks and suitable for horses and pets, sold for \$925,000. (*Harrison Martin, Bayleys Marlborough*)

**Jones Road, Grovetown:** 4brdm home, large farm shed and several smaller wood/storage sheds on 4.05ha with 2.92ha of vineyard, sold for \$1,950,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Jones Road, Grovetown:** 210sqm 3brdm home with an expansive lawn set on 4.49ha of flat land with 3.17ha (more or less) planted in 2-year-old sauvignon blanc, sold for \$1,325,000. (*Tarin Mason, Kurt Lindsay, Bayleys Marlborough*)

**Fareham Lane, Renwick:** 3brdm house, self-contained cottage and an impressive underground wine cellar/storage room on 8.18ha flat land with 6.77ha of predominantly sauvignon blanc and a small crop of chardonnay planted, sold for \$3,550,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Alma Street North, Renwick:** 4brdm home with large lawns, established trees and two large sheds/workshops on 4.32ha of flat land with 2.5ha planted in sauvignon blanc, sold for \$3,000,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)



**Delta Lake Heights, Renwick:** 5brdm home with inground pool, two separate garages and wine cellar on 8.08ha of sloping grazing land with views out across the Marlborough vineyard landscape, sold for \$2,225,000. (*Jeremy Ryan, Bayleys Marlborough*)

**Burnside Avenue, Springlands:** 3brdm home on 4.09ha with an extensive range of fruit and specimen trees, plus 3.32ha of well-established and solid cropping sauvignon blanc, and generous sheds that could include further accommodation, sold for \$2,375,000. (*Mike Poff, Charlie Fairhall McLean, Bayleys Marlborough*)

**State Highway 63, Wairau Valley:** 3brdm home on 3.29ha of flat land split into multiple well-fenced paddocks with two large 3-bay implement/hay sheds, an attached workshop area, and large double garage, sold for \$1,100,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)



**Cooper Street, Wairau Valley:** 4brdm home with two large garages/workshops, established trees, gardens and hedges providing a park-like setting on 1ha, sold for \$930,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Church Lane, Wairau Valley:** 2brdm home, plus numerous large sheds and outbuildings providing parking for four vehicles and ample storage, and a second building with its own modern bathroom with great work-from-home opportunities on 2.40ha of flat well-fenced grazing land, sold for \$840,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Redwood Pass Road, Seddon:** 5brdm home, full-sized tennis court, 100sqm workshop, and fully-fenced lawn with an inground swimming pool, on 4.37ha of flat land, sold for \$2,250,000. The property has a 2.25ha planted vineyard. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Mairaki Road, Fernside:** 4brdm home, with an adjacent nearly-new 3-bay shed, large yard with 24x12m shed with 3-phase



power and vehicle inspection pit, on 4.03ha, sold for \$1,200,000. The land is rolling with post and wire fencing. (*Brook Yates, Dean Pugh, Bayleys Rangiora*)

**Maindonalds Road, West Eyreton:** 20.27ha bare flat productive land, sold for \$850,000. (*Ben Turner, Peter Foley, Bayleys Canterbury*)



**Woods Road, Ohoka:** 5.13ha bare land block previously used for cattle grazing, with flat contour and boundary fencing, sold for \$400,000. (*Dean Pugh, Brook Yates, Bayleys Rangiora*)

**Hagen Road, Orawia:** Renovated 3brdm home with north-facing views set in tidy gardens with an extensive range of ancillary buildings and sheds, on 3ha of flat contour land, sold for \$620,000. (*Hayden McCallum, Country & Co., Invercargill*)

