

# SALES SNAPSHOT

## LIFESTYLE

LIFESTYLE PROPERTY REMAINS IN DEMAND AROUND THE COUNTRY WITH BOTH BARE LAND OPPORTUNITIES AND ESTABLISHED PROPERTIES ATTRACTING ATTENTION. HERE IS A SAMPLE OF LIFESTYLE PROPERTY SALES CONCLUDED BY THE BAYLEYS COUNTRY TEAM SINCE SEPTEMBER 2022.

### NORTHLAND/RODNEY

**Gates Way, Totara North:** 4ha bush-clad waterfront land with 1bdm cottage on the water's edge, down a private road in a gated community, sold for \$760,000. (David Baguley, Hayley Hessel-Davies, Bayleys Bay of Islands)



**Riverstream Drive, Kerikeri:** 3-4bdm with 4-car garaging on 1ha of park-like grounds bordering native bush with stream and swimming holes, sold for \$1,190,000. (David Baguley, Hayley Hessel-Davies, Bayleys Bay of Islands)

**Puketona Road, Haruru:** Known as Rusty Ram Lodge, this modern architecturally-designed 3bdm home on 2.10ha, with fenced paddocks, sold for \$1,440,000. (Irene Bremner, Bayleys Bay of Islands)

**Pembroke Street, Moerewa:** Private 3bdm home on 2.97ha flat land with well-fenced paddocks and troughs, purpose-built boat shed, double garage and storage

shed, sold for \$620,000. (Hayley Hessel-Davies, Bayleys Bay of Islands)

**Forest Road, Okaihau:** 2.86ha of land with 4bdm home and native bush vistas, sold for \$655,000. (Craig De Goldi, Bayleys Bay of Islands)

**Omana Road, Tangiteroria:** 28ha block with ample shedding, a mixture of flat-to-rolling hill country, and two dwellings – a 5bdm family home and a quaint 3bdm villa surrounded by fruit trees – sold for \$1,400,000. (Catherine Stewart, Bayleys Bream Bay)

**Omana Road, Tangiteroria:** 4bdm off-grid family home, ripe for renovating and set on 5.91ha of grazing land, sold for \$535,000. (Mike Williams, Vinni Bhula, Bayleys Whangarei)

**O'Carroll Road, Maungakaramaea:** Refurbished 2-storey 1970s concrete block home on 3.80ha of land with pasture and a stand of native bush, sold for \$1,025,000. (Beth Tweedie, Tracy Dalzell, Bayleys Whangarei)

**State Highway 12, Dargaville:** 12.61ha bare block, sold for \$470,000. (Catherine Stewart, Bayleys Bream Bay)

**Rehutai Road, Baylys Beach:** 20.16ha block with easy-to-rolling country and subdivided into 14 well-fenced paddocks, with water sourced from the Rehutai water scheme, sold for \$590,000. (Catherine Stewart, Bayleys Bream Bay)

**Pukehuia Road, Arapohue:** 5bdm home on 32.60ha of land, well set-up for grazing, with multiple paddocks and centrally-raced with calf-rearing shed and solid cattle yards, sold for \$1,138,000. (Todd Skudder, Bayleys Dargaville)



**Wairere Road, Paparoa:** Generous 3bdm home on 9,360sqm, sold for \$665,000. (Todd Skudder, Bayleys Dargaville; Tracy Dalzell, Bayleys Whangarei)

**Parahi Road, Ruawai:** Two adjoining lifestyle blocks – one 24.26ha and one 15.78ha – with easy-to-rolling contour, sold together for \$810,000. (Catherine Stewart, Bayleys Bream Bay)

**Tamahunga Drive, Matakana:** Single level home on 1ha of easy-care grounds, within walking distance of Matakana Village, sold for \$3,400,000. (Kellie Bissett, Bayleys Matakana)

### AUCKLAND

**Lennon Access Road, Stillwater:** 2ha gently sloping land with 3 paddocks, 5bdm home, double garage and stables, and expansive flat lawn, sold for \$2,330,000. (Ailsa McArthur, Bayleys Coatesville)



**Three Oaks Drive, Dairy Flat:** Privately-positioned 5bdm home with guest wing, swimming pool and expansive lawn, on 2ha with a native bush outlook, sold for \$1,910,000. (Paul Arundel, Ailsa McArthur, Bayleys Coatesville)

**Ridge Road, Coatesville:** Lifestyle estate on 4.24ha, held in two titles, with large home and separate 4-car garage with self-contained apartment, sold for \$8,000,000. (Paul Arundel, Ailsa McArthur, Bayleys Coatesville)



**Ridge Road, Coatesville:** 3bdm home with north-facing elevated views, converted barn and separate office, on 1.11ha with two paddocks, sold for \$1,887,120. (Ailsa McArthur, Bayleys Coatesville)

**Glenmore Road, Coatesville:** Near-new 5bdm home with elevated views, plus triple garage and large garden shed, set on a sub-divisible 2.97ha site, sold for \$6,400,000. (Ailsa McArthur, Bayleys Coatesville)

**Wake Road, Coatesville:** Renovated 'as new' 5bdm home on an elevated 1.13ha site including a gently contoured paddock and 3-bay barn, sold for \$3,050,000. (Ailsa McArthur, Bayleys Coatesville)

**O'Brien Road, Coatesville:** 4bdm home plus large workshop with separate drive, on 1.62ha with paddocks, native

bush, mature gardens and orchard, sold for \$1,815,000. (Ailsa McArthur, Bayleys Coatesville)

**Taylor Road, Waimauku:** Modern 4bdm home on 1ha of easy care gently-contoured land, sold for \$1,440,000. (Jayne McCall, Bayleys Kumeu)



**Wairere Road, Waitakere:** 6bdm home with views on 3.25ha of private land with native bush, sold for \$1,950,000. (Chris Head, Bayleys Kumeu)

**Woodlyn Drive, Karaka:** Well-appointed 3bdm home on 4,550sqm, with great fencing and generous garaging, sold for \$1,675,000. (Ian Buchanan, Bayleys Pukekohe)

**Bycroft Road, Karaka:** 4bdm home, large two-bay shed, plus double external access garage, on 4,049sqm flat land with established gardens and fruit tree forest, sold for \$1,405,000. (Michele Mathieson, Ian Buchanan, Bayleys Pukekohe)

**Ararimu Road, Ararimu:** Modern 3bdm home on 5,600sqm of mostly steep contoured land, plus high-quality electric gate to secure the site, sold for \$1,240,000. (Mike Murphy, Paul Voorburg, Bayleys Pukekohe)



**Ararimu Road, Ararimu:** 4bdm bungalow on 1.59ha of flat to rolling contoured land, sold for \$1,180,000. (Paul Voorburg, Bayleys Pukekohe)



**Bell Road, Bombay:** 3bdm home with double garage, plus a detached 45sqm porta-home, on 18ha of flat-to-rolling land, sold for \$3,000,000. Divided into 18 paddocks with upgraded gates and fencing, hay barns, a 5-bay implement shed, pig pen, chook shed, quality cattle yard and a new bore pump, stock water pressure system and large yard. (Mark Fourie, Bayleys Pukekohe; Karl Davis, Bayleys Waikato)



**Chamberlain Road, Bombay:** 9.16ha of flat to rolling land with private 3bdm home with elevated views, hayshed and two stables, located on a no-exit road, sold for \$1,800,000. (Paul Voorburg, Bayleys Pukekohe)

**Puketutu Road, Bombay:** 15.22ha of bare land with a mix of flat-to-easy contour with a gully running through the centre, sold for \$1,600,000. Ideal to run cattle or for equestrian use, property has an implement/hayshed, cattle yards, plus a secure water supply from a bore. (Paul Voorburg, Bayleys Pukekohe)

**Gelling Road, Bombay:** 5bdm brick home and four garages on 5,610sqm flat land, with established trees and garden, close to Hunua Regional Park, sold for \$1,075,000. (Paul Voorburg, Bayleys Pukekohe)

**Jericho Road, Pukekohe:** Retreat-like 535sqm stately residence, with salt water



chlorinated heated pool, all-weather surface floodlit tennis court, triple car garage and single standalone garage, on 7.1ha of easy-care land boasting a combination of fenced paddocks, a stand of mature native bush and a meandering stream, sold for \$3,500,000. (*Ian Buchanan, Shane Snijder, Bayleys Pukekohe*)



**Bycroft Road, Pukekohe East:** Elevated north-facing 4bdrm home on 2.52ha, with inground swimming pool, covered entertainment area with outdoor fire, horse arena, double horse stable, nine fenced paddocks, 3-bay Kiwi Span barn, spring-fed pond with boat ramp and jetty, sold for \$1,800,000. (*Ian Buchanan, Shane Snijder, Bayleys Pukekohe*)

**Bluff Road, Pokeno:** 3bdrm home, with established fruit trees and irrigation system for a vegetable garden, on 3.51ha land gently sloping down to the Waikato River, sold for \$1,025,000. (*Michele Mathieson, Bayleys Pukekohe*)

## WAIKATO

**Omahu Valley Road, Puriri:** 5bdrm home, 4-bay shed, loading ramp and citrus orchard on 10.74ha, with multiple paddocks, sold for \$1,300,000 + GST. (*Glenn Tanner, Bayleys Coromandel; Josh Smith, Bayleys Waikato*)



**Ferry Road, Hikutaia:** 1900s 3bdrm character villa on 5,000sqm, sold for \$1,030,000. (*Karl Davis, Lee Carter, Bayleys Waikato*)

**Cadman Road, Paeroa:** 1950s 3bdrm home on 2,969sqm, surrounded by farmland on a no-exit road, sold for \$750,000. (*Karl Davis, Lee Carter, Bayleys Waikato*)

**Cadman Road, Paeroa:** 3bdrm home on 2,541sqm, sold for \$600,000. (*Karl Davis, Lee Carter, Bayleys Waikato*)



**Hall Road, Te Kauwhata:** Contemporary 4bdrm home on 1.27ha, with extensive food forest of trees, plants, berries, and vegetables, sold for \$1,600,000. (*Karl Davis, Lee Carter, Bayleys Waikato*)

**Hetherington Road, Huntly:** 8,400sqm freehold site, with views over Lake Rotongaro, sold for \$405,000. (*Karl Davis, Peter Kelly, Bayleys Waikato*)

**Barker Street, Waihou:** Modern 3bdrm home plus huge workshop/implement shed, on 1.62ha, sold for \$1,100,000. (*Mike Fraser-Jones, Bayleys Waikato*)

**Barton Road, Matamata:** 5bdrm home with exceptional views, plus self-contained loft above the double garage, on 6,005sqm sold for \$1,200,000. (*Sam Troughton, Margaret Troughton, Bayleys Waikato*)

**Te Poi South Road, Matamata:** Renovated 4bdrm home on 4,000sqm with great garaging and lean-to, plus views to the Kaimai Range, sold for \$768,000. (*Sam Troughton, Margaret Troughton, Bayleys Waikato*)

Oreipunga Road, Cambridge: Substantial 285sqm 5bdrm original farm homestead on 5,000sqm, sold for \$871,000. (*Dave Kilbride, Bayleys Waikato*)

**Plantation Road, Cambridge:** Sheltered 7,894sqm section in a picturesque rural setting with mature trees and close to Lake Karapiro, sold for \$730,000 (*Dave Kilbride, Bayleys Waikato*)



**Mystery Creek Road, Ohaupo:** Character bungalow plus studio with an ensuite, on 3.87ha divided into eight paddocks with post and rail fencing, sold for \$2,299,000. (*Angela Finnigan, Mike Fraser-Jones, Bayleys Waikato*)

## BAY OF PLENTY

**Upland Road, Aongatete:** 2bdrm cottage plus portable cabin and house site, on 4.64ha mixed contour land sloping away from the cottage, along with coastal views over the Tauranga harbour, sold for \$1,190,000. (*Brent Trueman, Bayleys Tauranga*)



**Youngson Road, Whakamarama:** 4bdrm home with an array of large sheds, including one providing additional accommodation, on 4.54ha with mixed contour and stock yards, sold for \$1,700,000. (*Brent Trueman, Bayleys Tauranga*)

**Whakamarama Road, Whakamarama:** 4bdrm home on 3.8ha with covenanted native bush, surrounded by farmland and with own water supply, sold for \$1,395,000. (*Brent Trueman, Bayleys Tauranga*)

**Pyes Pa Road, Tauranga:** Extensively renovated character home plus workshop shed and sleepout, on 1.21ha of parklike grounds, sold for \$1,930,000. The 223sqm high-stud shed has an ablution block and big boat shed, plus four open bays. (*Phil Mangos, Bayleys Tauranga*)



**Omanawa Road, Lower Kaimai:** 298sqm near-new 4bdrm home with multiple living areas and expansive 200sqm of decking and covered outdoor space, on 2.28ha, sold \$1,800,000. Property also has 100sqm American barn-style shed, eight grazing paddocks, tunnel house for vegetables and a home orchard. (*Phil Mangos, Bayleys Tauranga*)

**Caverhill Road, Awakaponga:** Superior 431sqm 3bdrm home on 6,840sqm with

manicured gardens and an elevated leafy outlook, sold for \$1,650,000. (*Rhys Mischefski, Mikaela Pinkerton, Bayleys Whakatane*)

**Baird Road, Waiotaha:** Substantial 6bdrm 415sqm residence, plus two self-contained units, deep saltwater swimming pool, two additional garages and two further free-standing cabins, on 3.34ha, sold for \$2,400,000. (*Rhys Mischefski, Mikaela Pinkerton, Bayleys Whakatane*)



**Whangamata Road, Kinloch:** Tidy 3bdrm home with multiple outbuildings, including lockable workshop and several open and closed bay sheds, on 1.86ha with easy contour, sold for \$1,000,000. (*Stan Sickler, Bayleys Taupo*)

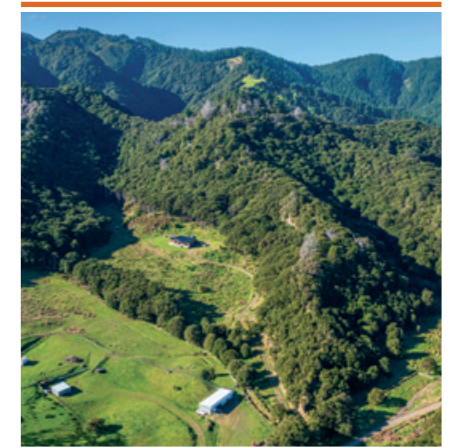
## CENTRAL AND LOWER NORTH ISLAND

**Brown Road, Waerenga-A-Hika:** 4bdrm executive-style home, with expansive decks and an inground swimming pool, on 4.62ha with an income-generating citrus orchard, a couple of easy contour paddocks and a horse stable, sold for \$2,150,000. (*Jacob Geuze, Bayleys Gisborne*)



**Cameron Road, Makauri:** 4bdrm home with sleep out and in-ground salt-water pool, 1ha flat land, sold for \$1,310,000. (*Jacob Geuze, Bayleys Gisborne*)

Harper Road, Makauri: Fully-renovated 3bdrm home with large implement shed, separate double garage, and an income-generating citrus orchard, on 2.02ha, sold for \$1,050,000. (*Jacob Geuze, Bayleys Gisborne*)



**Matokitoki Valley Road, Matokitoki:** 3bdrm home on 16.3ha of mostly native bush and wetland, sold for \$1,471,712. (*Nikki McHugh, Bayleys Gisborne*)

**Bellerby Road, Waerenga-O-Kuri:** 3bdrm home on 50ha of mostly hill country land, sold for \$2,075,000. (*Stephen Thomson, Bayleys Gisborne*)



**Tiniroto Road, Waerenga-O-Kuri:** Modern colonial-style 3bdrm home with large lockable garage and workshop, on a gentle to moderately-contoured 5,500sqm land with well-fenced paddocks, sold for \$925,000. (*Jacob Geuze, Bayleys Gisborne*)

**Ruakituri Road, Ruakituri:** 2.64ha of flat land on the banks of the Ruakituri River, ideal site to build a lodge or retreat, sold for \$178,000 + GST (if any). (*Nikki McHugh, Bayleys Gisborne*)

**Beattie Road, Eskdale:** 29.68ha farmlet with 4bdrm home, 4-stand woolshed, steel cattle yards, sheep yards, workshop/implement shed, and a haybarn/truck shed, sold for \$1,250,000. (*Tony Rasmussen, John Pearce, Bayleys Havelock North*)





**State Highway 50, Maraekakaho:** Immaculate 6.17ha property with a restored 4brdm villa, pool, seven paddocks and equestrian facilities, sold for \$1,708,000. Elevated site with views across vineyards, farmlands and beyond to the ranges. *(Monty Monteith, Tony Rasmussen, Bayleys Havelock North)*

**State Highway 50, Maraekakaho:** 4brdm home on 6.4ha with sleepout, swimming pool, motocross track, home orchard, and reliable water sources, sold for \$1,540,000. *(Tony Rasmussen, Luke Dee, Bayleys Havelock North)*

**Parkridge Place, Waiohiki:** Set on 6,000sqm, 3brdm home with double garage built in 2010, with established gardens, two small paddocks, and an equestrian complex nearby, sold for \$1,570,000. *(Luke Dee, Tony Rasmussen, Bayleys Havelock North)*

**State Highway 50, Fernhill:** 5.55ha property with 4brdm home, additional self-contained unit, two large implement sheds with workshop, office, utility sheds, yards, and wash bay, sold for \$2,150,000. *(Kris August, Bayleys Havelock North)*

**Raupare Road, Twyford:** 4brdm home on 2,500sqm, includes a 2-bay shed with a fully-lined utility room with kitchen facilities, sold for \$1,100,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*



**Lawn Road, Mangateretere:** 4.4ha property with two dwellings and a workshop, set in a secluded park-like setting, sold for \$3,000,000. Grazing for livestock, stock handling facilities, consented bore for K-line irrigation and very good fencing. *(Tony Rasmussen, Monty Monteith, Bayleys Havelock North)*

**St Georges Road, Havelock North:** 4brdm home, additional guest retreat, self-contained staff facilities and 3-bay implement shed, with separate entrances on flat 4ha site, sold for \$3,150,000. *(Kris August, Caleb Robinson, Bayleys Havelock North)*



**Whakapirau Road, Maraekakaho:** 3brdm home set on 9,000sqm with commanding views across Maraekakaho township, sold for \$935,000. Improvements include a garden shed, large double garage and reliable water sources. *(Luke Dee, Tony Rasmussen, Bayleys Havelock North)*



**Whakapirau Road, Raukawa:** 4brdm home with sleepout and double garage on 5,700sqm, with mature gardens and room to graze a few sheep, sold for \$930,000. *(Tony Rasmussen, Luke Dee, Bayleys Havelock North)*

**Raukawa Road, Raukawa:** 1920s, 3brdm country bungalow on 1.4ha, with double garage and 2-bay concrete-floored

implement shed, sold for \$845,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*



**Valley Road, Raukawa:** Secluded 2brdm home with pool, and sleepout containing a bedroom and bathroom, on 5,000sqm, sold for \$800,000. *(Tony Rasmussen, Luke Dee, Bayleys Havelock North)*

**Kahuranaki Road, Kahuranaki:** 8,263sqm, north-facing site with an elevated, generous build platform, and services including power, water and phone, plus access to 19ha of park-like common areas, sold for \$1,450,000. *(Kris August, Tim Wynne-Lewis, Bayleys Havelock North)*



**Mutiny Road, Poukawa:** 14ha with 2.4ha hectares of olives, 2.4ha of gentle hill, and some 9ha of flat, fertile, arable land, sold for \$1,589,839. There is also a 240sqm 4-bay long-run steel shed, with two bays converted into an apartment. *(Tim Wynne-Lewis, Bayleys Havelock North)*

**Braehead Road, Otane:** 2.8ha bare lifestyle land with established entrance and driveway, plus expansive and elevated building platform, sold for \$400,000. *(Kris August, Tim Wynne-Lewis, Bayleys Havelock North)*

**River Road, Patangata:** 4,167sqm bare block with access to the Tukituki river,

and power and secondary water to the boundary, sold for \$230,000. *(Andy Lee, Andy Hunter, Bayleys Waipukurau)*

**Speedy Road, Ashley Clinton:** 6,500sqm section with uninterrupted views of the Ruahine ranges, on a quiet rural road with power to the boundary, sold for \$225,000. *(Andy Lee, Andy Hunter, Bayleys Waipukurau)*



**Western Line, Whanganui:** Executive 4brdm home on 1.22ha flat prime land, with five paddocks, 150sqm implement shed/workshop, stock handling facilities, and woolshed, sold for \$1,270,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*

**Western Line, Whanganui:** 4brdm home set on 1ha flat land, fenced into five paddocks with a new 15m x 9m Kiwi Span shed, sold for \$1,050,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*



**Caversham Road, Whanganui:** 3brdm home on 4,739sqm of park-like grounds with swimming pool and pool house, sold for \$945,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*

**State Highway 4, Upokongaro, Whanganui:** 3brdm home plus separate sleepout with bathroom attached to the double garage, along with a hay shed, 3-bay implement shed ideal for

a horse float, caravan or motorhome, on 2.06ha grazeable land, sold for \$850,000. *(Annemarie Horrocks, Bayleys Whanganui)*



**State Highway 4, Upokongaro, Whanganui:** 1.40ha entry-level lifestyle property with 3brdm 1960s home, and small plantation of pines, gums and macrocarpa, sold for \$583,000. *(Annemarie Horrocks, Bayleys, Whanganui)*

**Seafield Road, Whanganui:** 1ha flat, bare section in premium Westmere with rural and sea views, sold for \$501,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*



**Blueskin Road, Whanganui:** 1ha flat, bare section located in sought-after Westmere, sold for \$498,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*

**Rosemount Road, Waipipi Beach, Waverley:** 127sqm home with sea views and a huge double garage within a gated lifestyle subdivision, sold for \$658,000. *(Annemarie Horrocks, Bayleys, Whanganui)*

**North Road, Mauriceville:** North-facing 3brdm California bungalow home relocated to the property in 2015, along with a shed/workshop and stockyards on 29ha, sold for \$740,000. *(Lindsay Watts, Andrew Smith, Bayleys Wairarapa)*

## SOUTH ISLAND

**Waitui Road, Upper Takaka:** 174.59ha land with some steep sections, with an 8-bunk hut with kitchen and lounge area and water supply from reliable spring, sold for \$720,000. Property boasts native bush, multiple streams goats, pigs, deer and native birds. *(Matt Galvin, Bayleys Motueka)*



**Rameka Creek Road, Takaka:** 75.71ha steep, native bush land with some level areas, sold for \$535,000. Improvements include 25sqm hut with kitchen and roof water collection. *(Matt Galvin, Bayleys Motueka)*

**Thorpe-Orinoco Road, Ngatimoti:** 2282sqm flat country retreat with 3brdm 1950s home, fully-insulated and heated studio, farm shed and single carport, surrounded by mature grounds including a variety of fruit trees, sold for \$823,500. *(Steffan Eden, Bayleys Nelson Bays)*

**Para Road, Koromiko:** 4brdm character villa on 8.67ha flat, fertile grazing land fenced into several paddocks, sold for \$1,200,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

**Hammerichs Road, Rapaura:** 3brdm character home with dual carport and large garage, on 2,772sqm accredited as a Garden of National Significance, sold for \$1,310,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*







**Matthews Lane, Rapaura:** Executive-style 4brdm home with 3-car garaging and sweeping lawns and gardens, on 4,200sqm backdropped by neighbouring grape vines, sold for \$1,700,000. *(Mike Poff, Charlie Fairhall McLean, Bayleys Marlborough)*

**Hawkesbury Road, Fairhall:** 4brdm home on 3,116sqm flat site with large shed, inground pool and plenty of established fruit trees, sold for \$1,005,000. *(Tarin Mason, Kurt Lindsay, Bayleys Marlborough)*

**Hawkesbury Road, Fairhall:** 4brdm home set on 1.92ha, with 1.2ha of Sauvignon Blanc, 3-bay implement shed and 2-bay shed, sold for \$1,450,000. *(Mike Poff, Charlie Fairhall McLean, Bayleys Marlborough)*



**Taylor Pass Road, Taylor Pass:** 4brdm architecturally-designed home on 18.38ha hill grazing land with moderate to steep contour, sold for \$1,270,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

**Tetley Brook Road, Blind River:** 3brdm home, garage and 2-bay farm shed, on 9.48ha comprising mostly hill grazing paddocks, sold for \$890,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

**Ashworth Bush Road, Balcairn:** 63.7ha rolling downs country with northeast

aspect, subdivided into 12 paddocks, with water supply from council scheme with a large volume of water storage, sold for \$1,400,000. *(Dean Pugh, Brook Yates, Bayleys Rangiora)*

**Toppings Road, Sefton:** Well-fenced flat 8ha bare land lifestyle block adjacent to Saltwater Creek, with its own tributary through the property, sold for \$535,000. *(Brook Yates, Dean Pugh, Bayleys Rangiora)*

**Beatties Road, Ashley:** 4.59ha block with 3brdm home and well-established gardens, sold for \$1,077,500. Subdivided into three paddocks with lane access, good fencing and shelter belt, and support buildings including two loose-boxes and yards, workshop, 2-bay open shed, other shedding, plus cattle yards with load-out ramp. *(Brook Yates, Dean Pugh, Bayleys Rangiora)*



**Gressons Road, Rangiora:** Two dated dwellings sold in 'as is, where is' condition, plus a range of farm outbuildings, on 26.15ha across 2 titles, sold for \$1,820,000. *(Mark Pringle, Kerry Eyles, Jack Pringle and Jane Moody, Bayleys Rangiora)*

**Kennedys Hill Road, Fernside:** Near-new home on 4.12ha with views to the Alps and foothills, small pond and vegetable garden. 3-bay lean-to shed with power and one enclosed bay, solar electricity with mains supply if needed, sold for \$1,350,000. *(Brook Yates, Dean Pugh, Bayleys Rangiora)*

**McIntoshs Road, Fernside:** 4.12ha landholding with 3brdm home, along with two containers with an enclosed double garage between them, a pump shed and large enclosed dog run, sold for \$1,020,000. *(Mark Pringle, Kerry Eyles, Jack Pringle and Jane Moody, Bayleys Rangiora)*

**Mount Thomas Road, Fernside:** Two 4ha bare land blocks with views to the Southern Alps, foothills, Ashley River,

Christchurch city and Port Hills, sold individually for \$565,000 and \$555,000. *(Brook Yates, Dean Pugh, Bayleys Rangiora)*



**Revells Road, Tuahiwi:** 4brdm home on 3.82ha with a glasshouse, vegetable patch and chook run, sold for \$1,200,000. *(Mark Pringle, Kerry Eyles, Jack Pringle and Jane Moody, Bayleys Rangiora)*

**Moffatts Road, Mandeville:** 3brdm home plus separate 1brdm dwelling on 5.76ha, sold for \$1,350,000. Property features a wash down bay, tack room, holding yard and a selection of paddocks, plus woodshed, utility shed, and chook run. *(Mark Pringle, Kerry Eyles, Jack Pringle and Jane Moody, Bayleys Rangiora)*

**Pesters Road, Eyrewell:** 4brdm home set in well-established grounds with inground swimming pool on 9.74ha, sold for \$955,000. *(Mark Pringle, Kerry Eyles, Jack Pringle and Jane Moody, Bayleys Rangiora)*

**Flynns Road, Staveley:** 5brdm home on 2.4ha of mostly flat land, fully-fenced with double garaging, sold for \$1,670,000. *(Fee Ensor, Bayleys Methven)*

**Burgess Road, Staveley:** 6brdm home on 7.2ha of flat land, fully-fenced with double garaging, sold for \$1,315,000. *(Fee Ensor, Bayleys Methven)*

