

## LIFESTYLE SALES

SNAPSHOT  
SHOT

Activity has been strong in the lifestyle market across New Zealand, as buyers seek work-life balance, and look to explore new opportunities away from the city lights. Here's a selection of lifestyle sales concluded by Bayleys in the last six months.

NORTHLAND AND  
RODNEY DISTRICT

**Valley View Road, Otaika:** 2-storey home plus self-contained unit, double garage and orchard on 3,496sqm of land close to central Whangarei, sold for \$776,500. (Tracy Dalzell, Bayleys Whangarei)



**Kirikopuni Valley Road, Tangiteroria:** 17.29ha mix of flat, rolling and steeper contour with grazing land, some bush, an elevated house site and good water supply, sold for \$438,000. (Tracy Dalzell, Bayleys Whangarei)

**Tangihua Road, Maungakaramea:** 20.10ha bare lifestyle block, with stream, native bush and sweeping rural views, sold for \$325,000. (Todd Skudder, Bayleys Dargaville)

**Baylys Coast Road, Dargaville:** 4bdm home on 7.75ha with an implement shed, disused cowshed and cattle yards, sold for \$2,375,000. (Mike Williams, Bayleys Whangarei; Catherine Stewart, Bayleys Bream Bay)



**Ararua Road, Waitotira:** 4bdm home with large 3-bay shed on 3.50ha with sweeping rural views, sold for \$800,000. (Tracey Dalzell, Bayleys Whangarei; Todd Skudder, Bayleys Dargaville)

**Ararua Road, Waitotira:** 3bdm home ripe for renovation, carport and 4-bay shed on 1.95ha, sold for \$438,000. (Tracy Dalzell, Bayleys Whangarei; Todd Skudder, Bayleys Dargaville)

**Ararua Road, Matakohe:** 17.08ha held in two titles, with good water source, pockets of bush, grazing land and an elevated building site, sold for \$310,000. (Lin Norris, Bayleys Whangarei)

**Pouto Road, Dargaville:** 6.46ha block that is tile drained and originally used to grow kumara, with a modest studio, sold for \$250,000. (Todd Skudder, Bayleys Dargaville)

**Makarau Road, Wainui:** Near-new 3bdm home on 7,421sqm with a fenced paddock and peaceful bush setting, sold for \$1,235,000. (Isabelle Blais-Smith, Bayleys Hibiscus Coast)

**Horseshoe Bush Road, Kaukapakapa:** 4bdm character barn-style home and separate semi self-contained accommodation in sprawling park-like grounds on 1.07ha, sold for \$1,730,000. (Karen Asquith, Bayleys Hibiscus Coast)

**Rapson Road, Kaukapakapa:** 1.6ha of land with 3bdm home, large half-round barn and lean-to, with large parking storage area plus space to graze sheep, sold for \$850,000. (Travis Morgan, Bayleys Hibiscus Coast)

## AUCKLAND

**Escott Road, Dairy Flat:** 5bdm home, swimming pool, double garage and sleepout on 9.39ha, with potential to subdivide into 5-8 blocks, sold for \$6,275,000. (Michael Guy, Bayleys Hibiscus Coast)

**Wright Road, Dairy Flat:** 4bdm home with private master wing, wraparound decks and detached garden house on 1ha, sold for \$1,885,000. (Shona Jurlina, Bayleys Coatesville)



**Coatesville-Riverhead Highway, Coatesville:** Cedar-clad Maddren-designed 3bdm home on 3.65ha with elevated views, sold for \$2,700,000. (Frana Becker, Bayleys Coatesville)

**Mill Flat Road, Coatesville:** 2bdm minor dwelling and 2-bay stable complex with a truck port on 5ha, sold for \$1,650,000. Property has a home orchard, pond, native trees and glow worms. (Shona Jurlina, Bayleys Coatesville)

**John Brian Drive, Okura:** 2-level 4bdm home with elevated views and 1bdm self-contained accommodation on the lower level, along with a swimming pool and triple garage plus office on 1.7ha, sold for \$2,400,000. (Ailsa McArthur, Bayleys Coatesville)

**Brookvale Lane, Taupaki:** 1980s 4bdm home with mature grounds on 6.31ha, fenced with twelve paddocks, original large hay barn and second garage for storage, sold for \$1,695,000. (Deb Manning, Ailsa McArthur, Bayleys Coatesville)

**Ridge Road, Coatesville:** 4bdm home on 1ha with views from the Waitakeres to Rangitoto, available for the first time in 40 years, sold for \$1,585,000. (Paul Arundel, Ailsa McArthur, Bayleys Coatesville)

**Ridge Road, Coatesville:** Architecturally designed 4bdm high-spec contemporary home with louvre-topped patio with a wood-burning fireplace, plus detached self-contained studio, on 1.01ha park-like grounds, sold for \$4,730,000. (Deb Manning, Bayleys Coatesville)

**Ridge Road, Coatesville:** 2-storey brick and weatherboard 4bdm home on 1.9ha of rolling countryside, sold for \$2,000,000. (Frana Becker, Bayleys Coatesville)

**Coatesville Riverhead Hwy, Coatesville:** Brand new architecturally-designed elite 2-level 4bdm home featuring cedar and schist exterior with triple garage and swimming pool on 8,350sqm, sold for \$9,300,000. (Ailsa McArthur, Bayleys Coatesville)



**Sanders Road, Paremoremo:** Newly-renovated 3bdm home and generous 1bdm minor dwelling on a flat 1ha site with mature trees and orchard plus a shed/workshop, sold for \$1,640,000. (Ailsa McArthur, Bayleys Coatesville)

**Mahana Road, Waimauku:** 3bdm home on 5.92ha with expansive north-facing country views, plus modern 240sqm shed with a mezzanine floor and comfortable 1bdm unit incorporated, sold for \$1,885,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

**Old North Road, Waimauku:** Private and generously-proportioned 4bdm home on 3.5ha with mature specimen trees, sold for \$1,750,000. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

**Oaia Road, Muriwai Beach:** Multiple homes and workshops on 4.2ha well-fenced and irrigated fertile land, previously used for horticultural purposes, sold for \$1,815,000. Blend of grazing land, native bush and wetlands, just minutes to Muriwai Beach. (Simon Spiller, Cooper Spiller, Bayleys Kumeu)

**Papakura-Clevedon Road, Clevedon:** 4bdm brick and tile home with triple car garaging, immaculate fencing and grazing paddocks on

2ha of flat land, sold for \$2,800,000. (Courtney Jenner, Denise Jenner, Bayleys Takanini)



**McGregor Road, Clevedon:** 3bdm cottage on 12.39ha flat to rolling land, with an identified potential building platform with outstanding views of the Hunua Ranges, and 11.2ha of private native bush, sold for \$1,100,000. (Paul Voorburg, Bayleys Pukekohe)

**Paparimu Road, Hunua:** Luxury 5bdm home with three garages and vintage-style garden shed on 5,696sqm flat land, sold for \$1,825,000. (Paul Voorburg, Bayleys Pukekohe)

**Hunua Road, Hunua:** 5bdm cedar home, privately positioned with bush views, on 7.1ha, sold for \$1,650,000. (Phil Axtens, Bayleys Takanini)

**Paparimu Road, Hunua:** 4bdm home with double internal garage, plus 14x14m Kiwispan garage/workshop with mezzanine floor and extra storage on 6.53ha flat to sloping land, sold for \$1,565,000 (Paul Voorburg, Bayleys Pukekohe)

**Bushlake Way Estate, Karaka:** 4bdm home on 1.38ha flat to gently rolling well-fenced land with a native bush-fringed lake and private jetty, sold for \$2,400,000. (Ian Buchanan, Mike Murphy, Bayleys Pukekohe)





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**Church View Road, Waiau Pa:** 4bdrm home with established gardens and plastic house, on 2,600sqm, sold for \$1,550,000. (*Ian Buchanan, Bayleys Pukekohe*)

**Runciman Road, Ramarama:** 3bdrm home, swimming pool, 3-bay implement shed, standalone double garage and two horse stables, on 2.02ha of mixed contour land, sold for \$1,425,000. (*Ian Buchanan, Bayleys Pukekohe*)

**Ararimu Road, Ararimu:** Near-new luxury 4bdrm home with landscaped gardens, multiple outbuildings and stockyards on 2.56ha of flat land, sold for \$2,150,000. (*Ben Jameson, Paul Voorburg, Bayleys Pukekohe*)

**Mill Road, Bombay:** 4bdrm home with sleepout, separate shedding and commercial bore on 9,775sqm gently sloping land, sold for \$2,535,000. First time on the market in 54 years. (*Gary Noakes, Bayleys Pukekohe*)

**Benora Crescent, Bombay:** 5bdrm, 3-bathroom home and double garage on 2,559sqm of flat fenced land, sold for \$2,000,888 (*Paul Voorburg, Bayleys Pukekohe*)

**Ruebe Road, Bombay:** 4bdrm home with a half-round barn with an earth floor and standalone double garage plus workshop, on 7.8ha fenced in eight paddocks, sold for \$1,550,000. (*Ian Buchanan, Bayleys Pukekohe*)



**Hill Top Road, Pukekohe:** Bare 4.06ha block with two paddocks, and views to Manukau Harbour and the Waikato River, sold for \$1,350,000. (*Michele Mathieson, Bayleys Pukekohe*)

**Irwin Road, Pukekohe:** 4bdrm home with large near-new shed plus a secondary 3bdrm dwelling on 9,861 sqm easy-care land, sold for \$2,400,000. (*Michele Mathieson, Bayleys Pukekohe*)

**Collie Road, Glenbrook:** 4bdrm bungalow with double garage on fully-fenced flat 1ha block, sold for \$1,150,000. (*Ben Jameson, Paul Voorburg, Bayleys Pukekohe*)

**Brookside Road, Glenbrook:** 3bdrm relocated home with potential to be unlocked on 2,531sqm flat well-fenced land, with mature trees, sold for \$670,000. (*Shona Brown, Ian Buchanan, Bayleys Pukekohe*)



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**Waipipi Wharf Road, Waiuku:** 3bdrm home on 3,000sqm flat land with mature fruit trees plus large high-stud shed and workshop, sold for \$1,169,000. (*Gary Noakes, Bayleys Pukekohe*)

**Monument Road, Mangatangi:** 4bdrm home, large shed, and swimming pool, on 1.03ha mainly flat land, with three fenced paddocks, sold for \$1,305,000. (*Ian Buchanan, Bayleys Pukekohe*)

**Wairamarama Onewhero Road, Onewhero:** Non-consented board and batten cabin on 40.8ha mixed contour land, positioned between long-established beef and sheep stations and large carbon forestry land, sold for \$662,500. (*Ian Buchanan, Bayleys Pukekohe*)

**Clark and Denize Road, Pukekawa:** 3bdrm home with sleepout on 3.4ha flat to rolling land, with a round pen, haybarn, three stables with tack room and track, sold for \$1,080,000. (*Gary Noakes, Bayleys Pukekohe*)

## COROMANDEL/WAIKATO

**Tairua Road State Highway 25, Whangamatā:** 3bdrm modernised home with double garage and additional single garage, on 2,639sqm with harbour and ocean views, sold for \$1,400,000. (*Dale Sholson, Bayleys Whangamatā*)

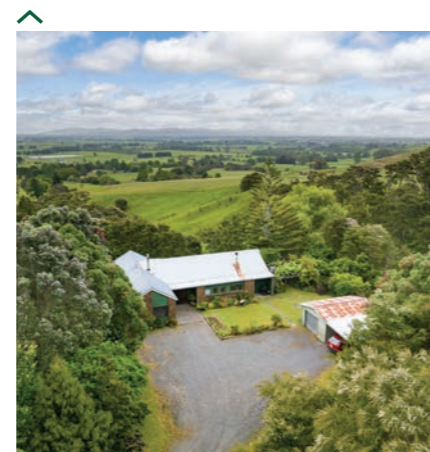


**Gumtown Road, Turua:** 3bdrm plus office home on 2.38ha with established gardens and fruit trees, sold for \$992,500. (*Karl Davis, Lee Carter, Bayleys Waikato*)

**Trig Road North, Waihi:** 1.39ha certified organic block, with good pasture, windbreaks, native bush cover and established fruit trees, sold for \$432,500. (*Karl Davis, Lee Carter, Bayleys Waikato*)

**Waipuna Road, Waerenga:** Well-maintained, low-maintenance 2bdrm home on 1.13a of gently rolling land with mature trees, 3-bay pole shed and wood shed, sold for \$735,000. (*Karl Davis, Lee Carter, Bayleys Waikato*)

**Tui Road, Te Aroha:** 4bdrm home on 25ha, subdivided into 10 paddocks with a 7mx18m high-stud gable shed, sold for \$1,350,000. Around 10ha of grazing land and the balance in native bush, views of Te Aroha Golf Club. (*Mike Fraser-Jones, Neville Jacques, Bayleys Waikato*)



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**Te Aroha Gordon Road, Te Aroha:** 5bdrm home in mature park like grounds, on 1ha with two well-fenced paddocks, and views of the Kaimai Range, sold for \$870,000. (*Sam Troughton, Bayleys Matamata*)

**Tauhei Road, Morrinsville:** 4bdrm home, sleepout and shedding on 1ha, sold for \$1,450,000. (*Mike Fraser-Jones, Neville Jacques, Bayleys Waikato*)

**Hangawera Road, Morrinsville:** 1940s family homestead renovated to a high standard with unobstructed views over rural Morrinsville, on 2.22ha, sold for \$1,250,000. (*Mike Fraser-Jones, Neville Jacques, Bayleys Waikato*)

**Herbert Road, Morrinsville:** Substantial 5bdrm home with inground pool, on 9,690sqm with 12x6m lockable shed with lean-to either side, sold for \$1,115,000. (*Mike Fraser-Jones, Neville Jacques, Bayleys Waikato*)

**Cemetery Road, Whatawhata:** 4bdrm, 276sqm architecturally-designed home built in 2016 on 2.41ha, sold for \$2,055,000. (*Peter Kelly, Angus Kelly, Bayleys Waikato*)

**Okauia Springs Road, Matamata:** Executive 4-5bdrm home with double garaging and substantial 5-bay shed, on 25.08ha flat to gently undulating land, sold for \$3,350,000. (*Sam Troughton, Bayleys Matamata*)



**Tower Road, Matamata:** 5bdrm 2-year old home on 1ha with shedding, paddocks for grazing and a home orchard, sold for \$1,370,000. (*Neville Jacques, Mike Fraser-Jones, Bayleys Waikato*)

Norwegian Road, Cambridge: 5,556sqm block with mountain views, 10km from Cambridge, sold for \$625,000. (*Dave Kilbride, Bayleys Waikato*)

**Douch Road, Ohaupo:** 1ha site with flat contour and no building covenants in quiet no-exit road, sold for \$470,000. (*Stuart Gudsell, Bayleys Waikato*)

**Momona Road, Tirau:** 3bdrm cottage with detached double garaging, old tram carriage plus grazing paddock on 2,500sqm, on a no-exit road, sold for \$540,000. (*Sam Troughton, Bayleys Matamata*)



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**Domain Road, Putaruru:** 3bdrm home plus fully-enclosed 9mx9m high-stud workshop and four fenced grazing paddocks on 2.02ha, minutes from the town boundary, sold for \$930,000. (*Sam Troughton, Bayleys Matamata*)

**Fraser Smith Road, Awakino:** 4bdrm home with inground pool plus separate accommodation or entertaining space, on 3.9ha, sold for \$1,075,000 (*Stuart Gudsell, Bayleys Waikato*)

## BAY OF PLENTY

**Wainui South Road, Whakamarama:** 5bdrm home, 3-bay shed with car hoist plus cabin, workshop, and double garage on 6.61ha with 13 grazing paddocks, sold for \$1,475,000. (*Riki Walls, Bayleys Tauranga*)

**Whakamarama Road, Whakamarama:** Enormous flat building platform with ocean views, 8.4ha avocado orchard and 1ha lime orchard on total 16.4ha (more or less) of land, sold for \$2,503,000 + GST (if any). (*Anton Terblanche, Bayleys Tauranga*)



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**Turner Road, Whakamarama:** 4bdrm house in need of extensive renovation, with single garage, on 2.2ha of flat to steeper land, sold for \$780,000 under mortgagee sale. (*Anton Terblanche, Bayleys Tauranga*)

**Gill Lane, Te Puna:** Architecturally-designed 375sqm 4bdrm extensively upgraded main home with triple garaging, plus separate 2bdrm guest accommodation, loggia-style outdoor room with pool and tennis court on 1.19ha, sold for \$3,260,000. Property has manicured grounds and three grazing paddocks. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)

**Crawford Road, Te Puna:** 4bdrm home on 2.28ha with 112sqm shed, stables, tack area, separate single garage with workshop, and grazing space, sold for \$1,528,000. (*Anton Terblanche, Bayleys Tauranga*)

**Harper Way, Te Puna:** 290sqm, 4bdrm home with triple garage and easy-care gardens on 2,503sqm flat land, sold for \$1,792,000. (*Anton Terblanche, Bayleys Tauranga*)

**Pyes Pa Road, Oropi:** 163sqm 4bdrm home plus substantial 4-bay shed and large high-stud carport ideal as a business base, on 4ha with native bush, sold for \$1,205,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)





spec stables, a 90-metre railway tunnel, waterfalls, and an arboretum, on 28.11ha sold for \$780,000. (*Jacob Geuze, Bayleys Gisborne*)

**Matawai Road, Matawai, Gisborne:**

Refurbished 4bdm home with expansive decks and shedding on 7.85ha, sold for \$685,000. (*Jacob Geuze, Stephen Thomson, Bayleys Gisborne*)

**Kanakanaia Road, Te Karaka, Gisborne:**

5.77ha with established trees, some basic structures, and subdivision potential, and a sealed road to the gate, sold for \$325,000. (*Nikki McHugh, Jacob Geuze, Bayleys Gisborne*)



**Valley Road, Mangapapa, Gisborne:**

Spacious 4bdm home with solar-heated pool, lush gardens, large shed and two horse stables on 1.41ha, sold for \$1,410,000. (*Jacob Geuze, Bayleys Gisborne*)

**Valley Road, Mangapapa, Gisborne:**

5bdm home and large shed on 2.48ha minutes from Gisborne, sold for \$1,200,000. (*Jacob Geuze, Nikki McHugh, Bayleys Gisborne*)

**Back Ormond Road, Hexton, Gisborne:**

4bdm main home, cottage, versatile barn and stockyards with bore water for paddocks, on 2.76ha, sold for \$1,375,000. (*Nikki McHugh, Simon Bousfield, Bayleys Gisborne*)

**Wharerata Road, Muriwai, Gisborne:**

Architecturally-designed expansive 3bdm home plus self-contained 1bdm unit with panoramic views, equipped for off-grid living on 15.24ha, sold for \$1,900,000. (*Jacob Geuze, Simon Bousfield, Bayleys Gisborne*)

**Wharerata Road, Muriwai, Gisborne:**

3.90ha fertile flat land on the fringe of the Gisborne flats, sold for \$400,000. (*Jacob Geuze, Simon Bousfield, Bayleys Gisborne*)

**Taurau Valley Road, Muriwai, Gisborne:**

4bdm villa with pool, shed, fruit trees on 6.1ha with fertile soils, sold for \$940,000. (*Jacob Geuze, Bayleys Gisborne*)

**Wharerata Road, Muriwai, Gisborne:**

1.88ha bare block, sold for \$260,000. (*Jacob Geuze, Simon Bousfield, Bayleys Gisborne*)

**Raetihi Ohakune Road, Ohakune:**

4.27ha essentially bare land bordering the Makaranui Stream and suitable for cropping/gardening, sold for \$280,000. (*Pete Stratton, Bayleys Ruapehu*)

**Weraroa Road, Waverley:**

Brick and tile 3bdm residence with double and single garage, 3-bay implement shed, stables, tack room and cattle yards, with seven paddocks on 2.83ha, sold for \$860,000. (*Annemarie Horrocks, Bayleys Whanganui*)



**Wharekopae Road, Ngatapa, Gisborne:**

Spacious 3bdm villa, separate 2bdm cottage, and essential outbuildings on 11.56ha, sold for \$803,000. (*Jacob Geuze, Bayleys Gisborne*)

**Matawai Road, Waerenga-A-Hika, Gisborne:**

3bdm home on 1.95ha with multiple paddocks, sold for \$830,000. (*Jacob Geuze, Bayleys Gisborne*)

**Maclaurin Road, Makauri, Gisborne:**

4bdm residence plus converted garage apartment, ample storage with sheds and a carport, on 1.38ha, sold for \$1,020,000. (*Phil Ware, Simon Bousfield, Bayleys Gisborne*)



**State Highway 2, Pongakawa:**

Renovated 4bdm home with purpose-built contractors' yard, double garage and 3-bay shed, on 1.94ha with grazing paddocks, sold for \$1,050,000. (*Arun Mehan, Riki Walls, Bayleys Tauranga*)

**Western Drain Road, Whakatane:**

A 5bdm home and a 2bdm residence, swimming pool, multiple sheds and barns on 5.40ha, sold for \$1,425,000. (*Rhys Mischevski, Bayleys Whakatane*)

**State Highway 30, Whakatane:**

3bdm home on 14.04ha block suitable for grazing horses, sold for \$1,320,000. (*Rhys Mischevski, Bayleys Whakatane*)

**Ohakana Island, Ohope:**

3bdm home surrounded by native bush on a 4.05ha block on Ohakana Island, on the Ohope side of Ohiwa Harbour, sold for \$1,200,000. (*Sabina Andresen, Bayleys Whakatane*)

**Maraenui Pa Road, Opotiki:**

Main home and separate cottage and large workshop, with well-established gardens and grazing land on 13.17ha beachfront lifestyle block, sold for \$1,350,000. (*Rhys Mischevski, Bayleys Whakatane*)

**CENTRAL AND LOWER NORTH ISLAND**

**State Highway 1, Wairakei:**

3bdm home and deer shed on 11.42ha currently running miniature Galloways, sold for \$1,350,000. (*Stan Sickler, Bayleys Taupō*)

**Mata Road, Raukumara:**

5bdm homestead, plus 4bdm shearers' quarters, and ample farming facilities on 16.01ha hill country, sold for \$420,000. (*Phil Ware, Simon Bousfield, Bayleys Gisborne*)

**Paremata Branch Road, Tolaga Bay:**

3bdm home plus a woolshed and stockyards on 8.3ha minutes from Tolaga Bay township, sold for \$725,000. (*Jacob Geuze, Bayleys Gisborne*)

**Matawai Road, Matawai, Gisborne:**

3bdm home with rustic studio, high-



**Waipipi Road, Waipipi Beach, Waverley:**

Hilltop beach section in the gated Waipipi lifestyle community, with power and water connections, sold for \$200,000. (*Annemarie Horrocks, Bayleys Whanganui*)

**Waipipi Road, Waipipi Beach, Waverley:**

Gated and secure beach section able to accommodate a 2-storey dwelling up to 7.5 metres, with power and water connections, sold for \$172,500. (*Annemarie Horrocks, Bayleys Whanganui*)

**Lupin Lane, Waipipi Beach, Waverley:**

Flat section near the beach with sea views, 7km from Waverley township, sold for \$150,000. (*Annemarie Horrocks, Bayleys Whanganui*)

**Tokomaru East Road, Brunswick, Whanganui:**

1.1ha elevated bare block, sold for \$200,000. (*Knud Bukholt, Whanganui Country*)



**Bushy Park Road, Kai Iwi, Whanganui:**

Two-storey 5bdm home with double internal access garage and a separate double garage and workshop with a rumpus room/sleepout, orchard and 10 paddocks, on 5.24ha, sold for \$1,300,000. (*Knud Bukholt, Bayleys Whanganui*)

**Bushy Park Road, Kai Iwi, Whanganui:**

6bdm home with multiple living areas, large high-pitched multi-bay implement

shed and stock handling facilities, on 4.1ha, sold for \$1,252,500. (*Knud Bukholt, Bayleys Whanganui*)

**Tayforth Road, Westmere, Whanganui:**

4bdm Devon home and three double garages on 1ha, with two paddocks, sold for \$1,100,000. (*Knud Bukholt, Bayleys Whanganui*)

**Francis Road, Westmere, Whanganui:**

Riverstone and linear board-clad 3bdm home, three-bedrooms with ample garaging, on 1ha, sold for \$1,060,000. (*Knud Bukholt, Bayleys Whanganui*)

**Western Line, Westmere, Whanganui:**

Private multi-level 4bdm home plus self-contained studio cottage, on 1.3ha, surrounded by native trees and with its own lake, sold for \$1,050,000. (*Knud Bukholt, Bayleys Whanganui*)



**Kingston Way, Otamatea, Whanganui:**

3bdm brick and cedar home with double internal access garage, separate garage and workshop, plus double carport, on 5,820sqm, sold for \$1,070,000. (*Knud Bukholt, Bayleys Whanganui*)

**Dickens Lane, Otamatea, Whanganui:**

Two-storey, 3bdm home, separate shed/workshop with extra garaging and an upstairs multi-purpose room, with four paddocks on 9,813sqm, sold for \$1,070,000. (*Knud Bukholt, Bayleys Whanganui*)

**Dickens Lane, Otamatea, Whanganui:**

338sqm 3bdm home with 4-car garaging, on elevated 5,067sqm block with views of Mt Ruapehu, sold for \$1,060,000. (*Annemarie Horrocks, Bayleys Whanganui*)

**Mosston Road, Mosston, Whanganui:**

3bdm homestead plus 2-bay loose box and tack room, double garage, and single garage, on 1.47ha, sold for \$830,000. (*Knud Bukholt, Bayleys Whanganui*)

**Longacre Road, Okoia, Whanganui:**

3bdm home, sheds, well-equipped workshop and cattle yards, on 10.59ha, sold for \$850,000. (*Knud Bukholt, Bayleys Whanganui*)

**Longacre Road, Okoia, Whanganui:** 1920s 3bdm bungalow. with double garage and lean-to extension, on 1.15ha, sold for \$760,000. (*Knud Bukholt, Bayleys Whanganui*)

**State Highway 3, Kaitoke, Whanganui:**

240sqm 4bdm home on 1.98ha, sold for \$840,000. (*Knud Bukholt, Bayleys Whanganui*)

**No.2 Line, Fordell, Whanganui:**

4bdm home with double garage and separate 9m x 15m shed on 2.73ha, sold for \$1,070,000. (*Knud Bukholt, Bayleys Whanganui*)

**Ruatangata Road, Whangaehu, Whanganui:**

4bdm home with double garage, implement shed and five paddocks on 4.52ha, sold for \$830,000. (*Knud Bukholt, Bayleys Whanganui*)

**Glengarry Road, Rissington:**

4bdm home with triple garage, large converted shed with kitchen and bathroom facilities, well-maintained paddocks on 8,300sqm, sold for \$1,520,000. (*Tony Rasmussen, Luke Dee, Bayleys Havelock North*)

**Apley Road, Puketapu:**

Contemporary 4bdm home with double garage, high-stud shed, double shed with workshop, studio, and cattle yards on 7.3ha gently rolling land, sold for \$1,300,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Omarunui Road, Waiohiki:**

5bdm, 3-bathroom home with swimming pool positioned for expansive views on 1.60ha, sold for \$2,900,000 (*Kris August, Bayleys Havelock North*)

**Links Road, Waiohiki:**

5bdm home with triple garage, Cyclone Gabrielle category one classification with internal stripping completed and ready for refurbishment on 7.11ha, with 4.0ha available for cropping, sold for \$1,400,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)





✓ **Swamp Road, Fernhill:** 4bdrm home on 2.24ha with potential for redevelopment, has 2-bore water supply and grazing land, sold for \$775,000. (*Monty Monteith, Bayleys Havelock North*)

**Aorangi Road, Maraekakaho:** 4bdrm home with double garage, 4-bay implement shed/hay barn, cattle yards, large converted shed with kitchen and bathroom facilities on 31.6ha of flat to easy land, with around 19ha of grazing, sold for \$2,630,000. (*Tony Rasmussen, Monty Monteith, Bayleys Havelock North*)

**Whakapirau Road, Maraekakaho:** 5bdrm home with a double integral garage and woodshed on 1,900sqm with views of the Ngaruroro River, sold for \$1,199,000. (*Luke Dee, Bayleys Havelock North*)

**Equestrian Lane, Bridge Pa:** 3bdrm home with modern studio and 3bdrm cottage utilised for holiday accommodation, offers grazing for horses, sheep and cattle yards with loadout on 6.0ha of flat contour, sold for \$1,750,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Maraekakaho Road, Bridge Pa:** Spanish Mission-style 3bdrm home built in 1924, double garage, extensive solar power system, cattle yards with loading race, walnut grove and fruit trees on 3.0ha, sold for \$1,450,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Middle Road, Havelock North:** Elevated 4bdrm home, 1bdrm cottage and 120sqm workshop on 1.2ha, sold for \$2,290,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

**Kahuranaki Road, Havelock North:** Elevated and private 4,000sqm bare land, with power and water connections to the boundary, and easily accessible via a tar-sealed road, sold for \$900,000. (*Tim Wynne-Lewis, Kris August, Bayleys Havelock North*)

**Turamoe Road, Pakipaki:** 3bdrm primary dwelling plus modern 3bdrm cottage on 6.36ha of flat land, sold for \$1,570,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

**Raukawa Road, Raukawa:** 3bdrm, 1920s bungalow on 1.4ha of flat land with a 2-bay implement shed, sold for \$821,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

**Valley Road, Raukawa:** 6.0ha land with no restrictive building covenants, power and water on-site plus 3-bay pole shed, sold for \$565,000. Subdivided into five paddocks with a high standard of fencing, gravity-fed trough water system, rainwater tanks, stock handling and rearing yards, and near-new cattle yards. (*Kris August, Bayleys Havelock North*)



✓ **Waitangi Road, Waimarama:** 2015-built 2-storey 4bdrm home, 4-bay garage and 3-tank water storage on 1.4ha flat land around 400m walking distance from Waimarama Beach, sold for \$1,530,000 (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Waikareao Road, Te Hauke:** 3bdrm home with triple garage, 2-stand woolshed, sheep and cattle yards and a reticulated water supply on 12.9ha gently rolling land, sold for \$1,100,000. (*Tony Rasmussen, Luke Dee, Bayleys Havelock North*)

**Elsthorpe Road, Otane:** Elevated 7bdrm villa overlooking the Tuki Tuki river, fenced paddocks for stock or horses, established grounds and fruit trees on 3.3ha, sold for \$1,515,000. Approved consent to subdivide. (*Travis Le Comte, Bayleys Havelock North*)

**Tod Road, Otane:** 1ha site in a rural development with established infrastructure and plantings, sold for \$400,000. (*Kris August, Tim Wynne-Lewis, Bayleys Havelock North*)

**Elsthorpe Road, Patangata:** Elevated and sheltered 4bdrm home on 1.75ha, with views of the Tuki Tuki River

and surrounding landscape, sold for \$1,515,000. (*Kris August, Bayleys Havelock North*)

**Homewood Road, Waipawa:** 3bdrm home with two 30,000L rainwater tanks on 4,035sqm, sold for \$660,000. (*Luke Dee, Bayleys Havelock North*)



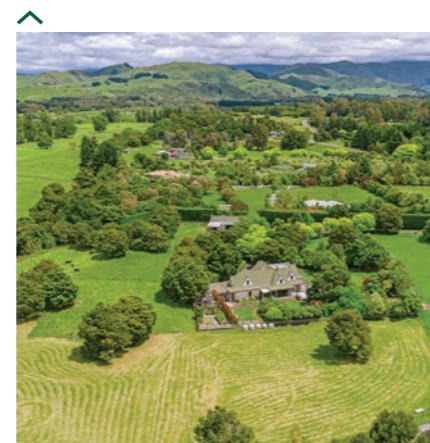
✓ **Hatuma Road, Waipukurau:** Modern 4bdrm home on 4ha, sold for \$1,200,000. (*Charlotte Coddington, Andy Hunter, Bayleys Waipukurau*)

**Lake Station Road, Flemington:** Large 4bdrm home on 12ha mixed contour land, with two paddocks, sold for \$750,000. (*Charlotte Coddington Bayleys Waipukurau*)

**Shoal Beach Road, Shoal Beach:** 3bdrm home on 1,052sqm, a short walk to the beach, sold for \$1,135,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

**Willow Park Drive, Opaki:** 4bdrm Lockwood on 7.66ha with lush gardens, fruit trees and completely deer fenced boundary, with resource consent for subdivision into three lifestyle lots, sold for \$950,000. (*Lindsay Watts, Dani Carrig, Bayleys Wairarapa*)

**Tararau Drive, Upper Plain, Masterton:** 350sqm 4bdrm, 3-bathroom home on 3.7ha with established gardens, raised vegetable plots, paddocks, loading ramps, yards and large, multi-purpose shed/workshop, sold for \$1,310,000. (*Lindsay Watts, Dani Carrig, Bayleys Wairarapa*)



## SOUTH ISLAND

✓ **State Highway 6, Havelock:** Versatile 2.71ha with manager's quarters, expansive yard space, three large implement sheds, 12-vehicle garaging, some grazing paddocks, vegetable gardens, macrocarpa forest and swimming hole in the boundary creek, sold for \$1,100,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)



**Wakamarina Road, Canvastown:** 1.5ha with a prime building site, well-established vegetable gardens, mature trees, main building consented as a lined pole shed, and private river areas, sold for \$465,000 (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

**Queen Charlotte Drive, Linkwater:** Fully-renovated 3bdrm home with garaging and shedding, cattle yards, established home orchard and vegetable beds, on 3.14ha, sold for \$855,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

✓ **Hinepango Drive, Rarangi:** 4bdrm home plus purpose-built 2-bay shed and a rear fenced paddock on 1ha, with a designated reserve on one boundary, and an 18-hole golf course nearby, sold for \$865,000. (*Jeremy Ryan, Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)



**Onamalutu Road, Onamalutu:** 4bdrm home in elevated position with views, on 3.08ha with hunting and hiking opportunities in the nearby Richmond Ranges, sold for \$740,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

**Kaituna-Tuamarina Road, Renwick:** 165sqm 4bdrm home with separate sleepout, stand-alone double garage and workshop plus additional storage/hay shed and cattle yards, on 2ha subdivided into six well fenced paddocks, sold for \$1,202,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

✓ **St Leonards Road, Springlands:** 3bdrm villa, plus five Qualmark-approved cottages providing boutique accommodation along with a grass tennis court and inground pool, on 1.7ha, sold for \$2,460,000. (*Mike Poff, Charlie Fairhall McLean, Bayleys Marlborough*)



**Hardings Road, Riverlands:** 328sqm luxury 3bdrm home with dedicated office, double internal access garage and an additional 2-bay garage, on 2.01ha, sold for \$1,900,000. Has established orchard, vegetable gardens, and landscaped flower gardens, with views over the Opawa River, Richmond Ranges and Wither Hills. (*Kris Gibson, Tarin Mason, Kurt Lindsay, Bayleys Marlborough*)

**Cooper Street, Wairau Valley:** 180sqm 3bdrm home and a large 4-bay enclosed shed with designated "man cave" on 1.87ha of flat fertile land, sold for \$1,150,000. (*Harrison Martin, Will Porter Bayleys Marlborough*)

**State Highway 63, Wairau Valley:** Recently renovated 3bdrm home on 3.28ha split into multiple well fenced paddocks, with two large 3-bay implement/hay sheds with an attached workshop space, and large double garage, sold for \$1,100,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)



✓ **Waihopai Valley Road, Waihopai Valley:** 135sqm 4bdrm home and a large 2-bay implement shed on 24.19ha mixed contour land with some flats, sold for \$837,000. (*Harrison Martin, Bayleys Marlborough*)

**Blind River Loop Road, Blind River:** 6.34ha with 3.77ha planted in sauvignon blanc, consented storage dam for vineyard irrigation, an elevated 200sqm 3bdrm home, 3-bay implement shed and workshop with large yard space, sold for \$1,250,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Martin Road, Upper Moutere:** 3bdrm main home, 2bdrm converted shed, sleepout and multiple sheds, on 1.6ha with fenced paddocks and established trees, sold for \$855,000. (*Matt Galvin, Bayleys Nelson Tasman*)

**Shenandoah Highway, Murchison:** 6ha elevated block with new 3-bay shed, mountain views, native bush, creek and 1ha of mature pine trees near the Maruia River, sold for \$375,000. (*Sharyn Miller, Bayleys Nelson Tasman*)

**Bay Paddock Road, Kaikoura:** Newly-constructed 3-bay shed, small removable ply shed, and an elevated building site with power available at gate and water infrastructure in place, on 2ha with fenced paddocks, sold for \$575,000. (*Melanie Campbell, Julia Bruce, Bayleys Marlborough*)

**Fay Lane, Queensberry:** Elevated architecturally-designed 4bdrm, 3-bathroom home on 9.663ha flat and undulating land, with rabbit proof fencing, good water supply, 4-bay garage and utility shed, sold for \$2,650,000. (*Sarah Lichtenstein, Bayleys Arrowtown; Sharon Donnelly, Bayleys Wanaka*)

**Stone Drive, Cromwell:** 333sqm pavilion-style new 4bdrm home, with double garage and 5-bay shed, on 1.67ha, sold for \$2,425,000. (*Doug MacGillivray, Bayleys Cromwell; Ting Xie, Bayleys Queenstown*)