

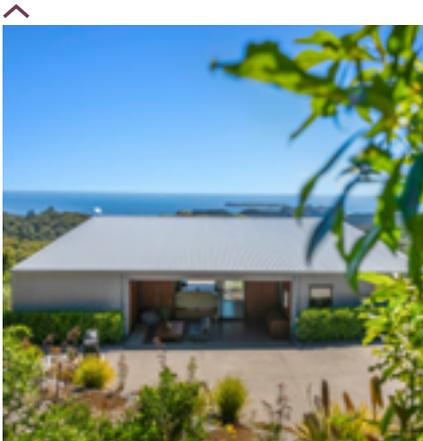
# LIFESTYLE SALES

# SNAP SHOT

The lifestyle property market remains active nationwide for both established and bare land options as buyers seek more space, greater flexibility, and the ability to embrace a different way of life.

## NORTHLAND

**Wainui Road, Kaeo:** 3bdrm home with sea views, plus cabin and high-stud shed, on 6,485sqm, sold for \$1,180,000. (Craig de Goldi, David Baguley, Bayleys Kerikeri)



**State Highway 10, Kerikeri:** 6.78ha held in two titles, with an "as is, where is" 3bdrm home, sold for \$2,100,000. Flat land, with potential for horticultural pursuits or in time, commercial endeavours. (Craig de Goldi, Bayleys Kerikeri)



**Hawkins Road, Kohukohu:** 3bdrm Kauri villa and 1894 restored chapel utilised as an Airbnb set on 7,679sqm, sold for \$810,000. (Craig De Goldi, Bayleys Kerikeri)

**Hawken Road, Maunu:** 4.60ha with development potential, on volcanic soil with an established avocado orchard, approximately 100 mature banana plants, and a 3bdrm home with separate Airbnb accommodation, sold for \$1,690,000. (Mike Williams, Bayleys Whangārei; Blair Cranston, Bayleys Silverdale)

**State Highway 14, Wheki Valley:** Elevated 17.04ha with potential building sites, rolling grazing land, and wide-ranging views, sold for \$420,000. (Mike Williams, Bayleys Whangārei)

**Tauraroa Road, Maungakaramea:** 1.01ha bare land block with flat contour and volcanic soil, sold for \$390,000. (Todd Skudder, Bayleys Whangārei)

## AUCKLAND

**Blackbridge Road, Dairy Flat:** 4ha property with ample space for horses, including seven fenced paddocks, a thoughtfully designed single-level home plus 3-car garaging, large barn, and a separate sleepout, sold for \$2,780,000. (Deb Manning, Ailsa McArthur, Bayleys Coatesville)



**Mahoenui Valley Road, Coatesville:** 1ha of land, with fenced pond, sold for \$1,215,000. (Frana Segedin, Bayleys Coatesville)

**Clifton Road, Whitford:** Exceptional 4bdrm main residence and impressive 2bdrm cottage, both with garaging, inground saltwater pool, orchard and utility sheds, sold for \$5,850,000. (Angela Rudling, Michael Chi, Bayleys Howick)

**Whitford-Maraetai Road, Whitford:** 4bdrm home on 4.22ha with a fully self-contained cottage, freestanding shed, several paddocks with an arena,

plus access to the inlet at high tide for kayaks or jet skis, sold for \$2,250,000. (Angela Rudling, Michael Chi, Bayleys Howick)

**Nairn Road, Hunua:** 4ha flat land with modest 4bdrm home, Total Span shed, stockyards, and other shedding, sold for \$1,280,000. (Paul Voorburg, Bayleys Pukekohe) for 2,500,000. (Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)



**Fausett Road, Ararimu:** Modern 4bdrm home on 2ha flat land with a pond, small jetty, an all-weather riding floodlit arena, 4-bay stable complex with tack room and enough ground space for training and grazing, sold for \$2,210,000. (Paul Voorburg, Bayleys Pukekohe)

**Sinclair Road, Ararimu:** 8,640sqm flat to rolling easy-care land, with 5bdrm modern home, internal access garage, and 3-bay American-style barn, sold for \$1,958,000. (Paul Voorburg, Bayleys Pukekohe)



**Sinclair Road, Ararimu:** 5.35ha flat to rolling land including a pond, small jetty, 4bdrm home with swimming pool, and additional 3bdrm home, sold for \$1,555,000. Land is divided into four well-fenced paddocks for stock management, there are well equipped stock yards, a variety of fruit trees, and two versatile sheds. (Paul Voorburg, Bayleys Pukekohe)

**Pinnacle Hill Road, Bombay:**

1.01ha 7,765sqm flat land with 3bdrm home and landscaped gardens, sold

for \$1,340,000. (Ben Jameson, Paul Voorburg, Bayleys Pukekohe)

**Bald Hill Road, Waiuku:**

3bdrm brick home with triple garage and workshop set in established gardens on 13ha flat fertile land, sold for \$1,760,000. Property has long road frontage, quality fencing and well-formed races suitable for grazing, equine or horticultural use. (Peter Kelly, Bayleys Waikato; Ian Buchanan, Bayleys Pukekohe)

**Blackbridge Road, Karaka:**

Well-located 4bdrm home on 2.07ha, with a substantial high-stud shed with 3-phase power, extensive hardstand, and full staff amenities if required for business use, sold for \$2,550,000. Property also has a paddock for grazing, additional garaging, and storage. (Mark Fourie, Bayleys Pukekohe)



**Whatapaka Road, Karaka:** 4bdrm home on 4.3ha, with six well-fenced paddocks, 6,000sqm of wetland/regenerating bush, swimming pool, and 70sqm garage, sold for \$2,175,000. (Richie Blackmore, Felicity Blackmore, Bayleys Takanini)

**Wymer Road, Glenbrook:** Dual homes with a total of 7 bedrooms, a 70sqm workshops with 3-phase power, 100mm bore, and six tanks, on 2.41ha fully fenced land with a mix of contours, sold for \$1,760,000. (Gary Capper, Bayleys Pukekohe)

**Burt Road, Paerata:** 400sqm 4bdrm home on 1.32ha with triple garage, heated in-ground swimming pool and private bore, sold for \$1,950,000. (Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)

**Patumahoe Road, Patumahoe:**

417sqm 5bdrm home on 1.56ha with a shed and shared commercial grade bore, sold for \$1,700,000. (Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)

**Ruebe Road, Buckland:**

3bdrm home with a high-stud shed

located on 4,000sqm with a balance of level and gentle incline land, sold for \$1,135,000. (Ian Buchanan, Bayleys Pukekohe)

**Kaiaua Road, Mangatangi:** 3bdrm home and high-stud barn with an open-concept studio apartment, on 4.42ha with landscaped gardens, and seven paddocks for livestock, sold for \$1,461,000. (Ian Buchanan, Bayleys Pukekohe)

**Miranda Road, Mangatangi:** 5bdrm renovated character home with separate auxiliary building on 6,580sqm level, and easy-care land, sold for \$1,220,000. (Ian Buchanan, Bayleys Pukekohe)

**Onewhero Tuakau Bridge Road,**

**Onewhero:** 3bdrm home on 1.22ha with views of the Waikato River, plus an unconsented tiny home and storage shed, sold off-market for \$900,000. (Ian Buchanan, Bayleys Pukekohe)

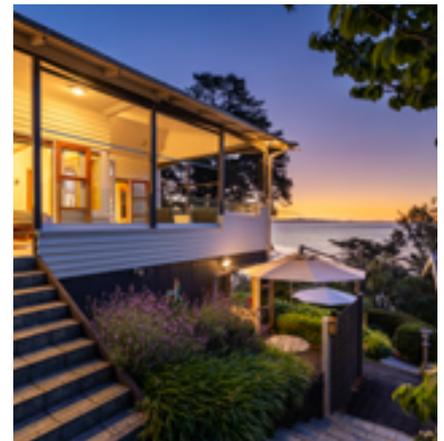
## WAIKATO/ TAUPŌ

**Tairua Whitianga Road, Kaimarama:**

Modern open-plan 1bdrm dwelling on 4.54ha with 400-450 pine trees, sold for \$570,000. (Glenn Tanner, Maddy Aislabie, Bayleys Coromandel)

**Thames Coast Road, Kereta:**

Elevated 9,971sqm site with 3bdrm dwelling, detached carport, large double shed with workshop, garden shed, 20 established olive trees, and a substantial high-stud boat shed currently set up for olive pressing, sold for \$1,200,000. (Pippa Jackson, Glenn Tanner, Bayleys Coromandel)



**Tairua-Whitianga Road, Coroglen:**

6,536sqm land with 5bdrm home, large shed/workshop at rear, and hay shed servicing the two paddocks below the house, sold for \$900,000. (Linda Bird, Marcus Holmes, Bayleys Coromandel)

**Tairua-Whitianga Road, Coroglen:**

6.3ha land with reliable water supply, well-maintained fencing, and farm

## SALES SNAPSHOT

shed, sold for \$700,000. Property is divided into nine paddocks and is ideally set up for grazing or hobby farming. *(Linda Bird, Marcus Holmes, Bayleys Coromandel)*

### **Thames Coast Road, Whakatete**

**Bay:** A large shed configured with two bedrooms and kitchen/bathroom facilities (unconsented), set on a 3,614sqm bush clad site, sold for \$390,000. *(Glenn Tanner, Maddy Aislabie, Bayleys Coromandel)*

**Kanuka Rise, Thames:** 2.43ha with a 11x9m Total Span shed with fully functional bathroom and shower, sold for \$887,000. *(Glenn Tanner, Robyn Cruickshank, Bayleys Coromandel)*

**Julian Drive, Whangamatā:** 4.44ha coastal lifestyle estate with executive home, extensive shedding, multiple carports, garages, workshop and storage spaces, along with 130 avocado trees plus citrus trees, sold for \$3,450,000. *(Dale Sholson, Gordon McGregor, Bayleys Whangamatā)*



**Neavesville Road, Puriri:** Modern 3bdm home on 3.2ha with space for small-scale livestock, gardens, or horses, plus extra shedding and a stony-bottom river along the boundary, sold for \$999,000. Property's energy-efficient features include a 6.8kW solar system with 42kW battery storage. *(Karl Davis, Bayleys Waikato; Glenn Tanner, Bayleys Thames)*



**Puriri Valley Road, Puriri:** 12.29ha flat lifestyle block fenced into nine paddocks, with a large lock-up shed, adjacent unconsented sleepout, woolshed, stream, bush boundary, with power and council water connected, sold for \$835,000 *(Karl Davis, Seth Roe, Bayleys Waikato)*

**Hauraki Road, Turua:** 3bdm home with landscaped gardens and established trees on 4.87ha, sold for \$955,000. Property has well-fenced paddocks, a large wintering barn, and a disused cowshed providing options for hobby farming, equipment storage, or small livestock. *(Karl Davis, Robyn Cruickshank, Bayleys Waikato)*

### **State Highway 25, Waitakaruru:**

6,948sqm north-facing bare section with mild covenants, and power, phone, reticulated water, and sewage available at the boundary, sold for \$229,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*



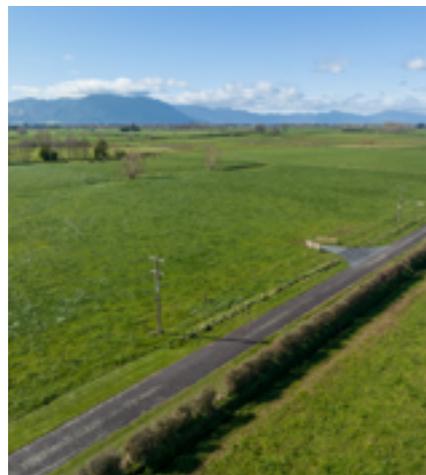
**Arawa Street, Pipiroa:** Private 4bdm home with attached single carport plus 3-bay garage on 1.6ha at the end of a no exit lane, sold for \$820,000. Property includes a half-round barn, and space for gardens or grazing. *(Karl Davis, Connor Davis, Bayleys Waikato)*

**State Highway 2, Ngatea:** 3bdm home with good storage on 3,050sqm of flat, easy-care and well-fenced land with pasture suited to light grazing or hobby farming, sold for \$525,000. *(Seth Roe, Connor Davis, Bayleys Waikato)*

**Cadman Road, Paeroa:** Extensively upgraded 3bdm Art Deco-style home on 3,049sqm with expansive rural views, mature gardens, lawn, and garage, sold for \$695,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*

**Belcher Road, Te Kauwhata:** 129ha bare land in three titles with multiple building sites and flexibility to develop housing or further subdivide, sold for \$5,090,000. Currently utilised for grain maize and cattle grazing, with easy contour and versatility for cropping, beef finishing or dairy support. *(Peter Kelly, Karl Davis, Bayleys Waikato)*

**No. 5 Road, Waitoa:** 4,549sqm site on a quiet no-exit road with post and rail entrance, power connected, no building covenants, and unobstructed views of Mount Te Aroha, sold for \$385,000. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



**Kennedy Road, Waikino:** Renovated 2bdm character home on 1.52ha with solar power, and a large deck, sold for \$965,000. Property has rolling paddocks, native bush with stream, pond, horse arena, and two sheds. *(Karl Davis, Seth Roe, Bayleys Waikato)*

### **Shewan Road, Gordonton:**

Single-level 160sqm 3bdm home on 2.83ha flat land fenced into eight paddocks, sold for \$1,120,000. Property has roof and bore water supply, stock pen and loading race currently supporting calves and alpacas, a large half-round shed, repurposed cowshed for storage, and double garage. *(Seth Roe, Angus Kelly, Bayleys Waikato)*



**Mangawara Road, Hoe-o-Tainui, Morrinsville:** 3bdm home, multiple sheds plus a 12-aside dairy shed for stock handling, on 29.53ha flat, productive land in two titles with stream frontage, sold for \$2,330,000. *(Dave Kilbride, Aman Bali, Siobhan McCarthy, Bayleys Waikato)*



**Scotsman Valley Road, Tauwhare:**

Renovated 1950s 4bdrm home, with double carport, separate shed and established gardens on fully-fenced 3,503sqm site, sold for \$1,030,000. (Peter Kelly, Rachelle Jackson, Bayleys Waikato)

**Tower Road, Matamata:** 354sqm 4bdrm Hinuera stone home with triple garaging on 4.2ha, sold for \$2,650,000. The level, fertile land includes four fenced paddocks and a large implement shed. (Sam Troughton, Bayleys Waikato)

**Old Taupo Road, Matamata:** 4bdrm home with swimming pool, plus extensive shedding, eight fenced paddocks, and bore water supply, sold for \$1,450,000. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

**Morgan Road, Matamata:** 3.75ha property with 3bdrm home offering internal access garage and a large rumpus room, with land suitable for a few cattle or sheep, sold for \$970,000. (Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)



**Lissette Road, Newstead:** 7,316sqm property with 3bdrm main home, plus a 4bdrm home with saltwater pool, sold for \$1,737,000. Features landscaped grounds and established orchard, and a large 3-bay shed with office space for work-from-home or income potential. (Peter Kelly, Angus Kelly, Bayleys Waikato)

**Bruntwood Road, Tamahere:** 3bdrm home with double garage and established grounds, on 1.76ha flat, fully fenced land, sold for \$1,190,000. There is water to all paddocks, making the property suitable for rural or equestrian use. (Peter Kelly, Angus Kelly, Bayleys Waikato)

**Racecourse Road, Cambridge:** 3bdrm brick home, in-ground pool, large gable storage shed with 1bdrm self-contained unit and equestrian facilities comprising an 8-box stable complex, tack and feed rooms, plus horse walking machine, all on 3ha of flat land, sold for \$1,900,000. (Dave Kilbride, Bayleys Waikato)



**Te Miro Road, Cambridge:**

Queenslander-style 4bdrm home with generous living areas, media/rumpus room with bar and outdoor entertaining area set on a private 6,510sqm section with established grounds and paddocks, sold for \$1,475,000. (David Kilbride, Sacha Webb, Bayleys Waikato)

**Tirau Road, Karapiro:** 4bdrm executive home on 1.47ha of landscaped grounds with views of Lake Karapiro, sold for \$1,480,000. Property has flat grazing paddocks and a half round barn. (Stuart Gudsell, Bayleys Waikato)

**Molly Lane, Te Awamutu:** Well-presented 4bdrm home and large 3-bay shed on a private 5,001sqm section with established landscaped grounds and orchard, sold for \$1,460,000. (Stuart Gudsell, Bayleys Waikato)

**Ngaroto Road, Te Awamutu:** Substantial 1970s 6bdrm home with character features and modern upgrades, set on 5,388sqm of landscaped grounds with inground pool, playground and a 54sqm shed sold for \$1,150,000. (Stuart Gudsell, Bayleys Waikato)

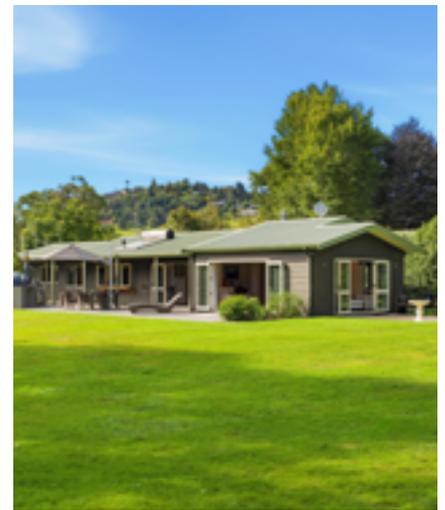
**Arapuni Road, Te Awamutu:** 5,900sqm property with 3bdrm home, inground

pool and large deck with rural views, sold for \$700,000. (Stuart Gudsell, Bayleys Waikato)

**Pukenui Road, Te Kuiti:** 3bdrm Hinuera stone home with a self-contained 1bdrm annex, plus a large shed/workshop and cattle yards with load-out race on 18ha, sold for \$1,285,000. (Dave Kilbride, Bayleys Waikato)

**BAY OF PLENTY**

**Work Road, Whakamarama:** 236sqm 4bdrm home built in 2020 with extensive landscaped grounds, plus 12x10.5m Kiwispan shed, all set on 8.99ha with 8.4ha protected QEII bush with stream, sold for \$1,650,000. (Anton Terblanche, Bayleys Tauranga)



**Loop Road, Te Puna:** 4bdrm home with separate shed and office, on 1.0ha flat land with around 40 avocado trees, sold for \$1,600,000. (Stu Cundy, Bayleys Tauranga)

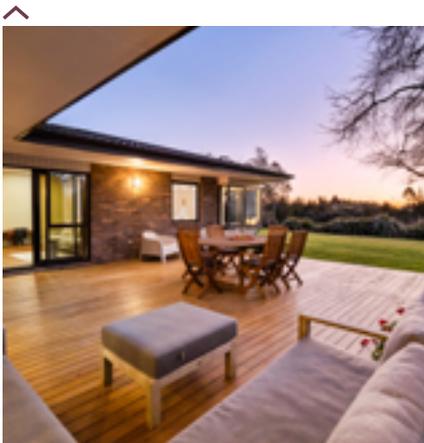
**Corbett Drive, Minden:** 4bdrm home with inground pool, solar power, and elevated outlook surrounded by native and subtropical gardens with established trees, lawns, and fruit trees, on 5,434sqm, sold for \$1,000,000. (Anton Terblanche, Bayleys Tauranga)

**Miles Lane, Tauriko:** 359sqm 4bdrm home with extensive outdoor entertaining, separate versatile room for gym/studio and double garage, set in 3,771sqm mature grounds near schools and amenities, sold for \$2,395,000. (Phil Mangos, Robyn Mangos, Bayleys Tauranga)

**Walter Henry Drive, Lower Kaimai:** Modernised 250sqm 4bdrm home, plus heated pool, fully consented pool house with kitchenette and bathroom, three fenced paddocks and open shed on 1.03ha, sold for \$1,700,000. (Phil Mangos, Robyn Mangos, Bayleys Tauranga)

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**Gamman Mill Road, Oropi:** 3bdrm brick home with office, plus 56sqm separate studio with bathroom, on 2.16ha, sold for \$1,280,000. Property has a bush-fringed stream, grazing paddocks, livestock facilities and sheds. (*Anton Terblanche, Bayleys Tauranga*)



**Maniatutu Road, Te Puke:** 4bdrm residence configured for dual living, plus two paddocks and multiple sheds, on 2.63ha, sold for \$1,070,000. (*Anton Terblanche, Bayleys Tauranga*)

### CENTRAL AND LOWER NORTH ISLAND

**State Highway 32, Whakamaru:** 3bdrm home with double garage on 4,009sqm with private bore water supply, established orchard and grazing potential, sold for \$705,000. (*Brendan Gallagher, Sophie Rainbow, Bayleys Taupō*)

**Broadlands Road, Broadlands:** 2ha flat bare lifestyle block with defined building platform, native boundary planting, power at gate and rainwater collection, sold for \$465,000. (*Brendan Gallagher, Sophie Rainbow, Bayleys Taupō*)

**Poihipi Road, Oruanui:** 4ha flat to gently contoured lifestyle block with Olympic-sized horse arena, nine fenced paddocks, 3-bay shed/stables, cattle yards and crush, power at boundary and native bush surrounds, sold for \$720,000. (*Brendan Gallagher, Sophie Rainbow, Bayleys Taupō*)



**Mapara Road, Kinloch:** 4bdrm architecturally designed home on 2.7ha with lake views, double internal-access garage, barn with power and fireplace, tennis court and equestrian-ready paddocks, sold for \$2,060,000. (*Clare Bayley, Grant Bayley, Bayleys Taupō*)

**State Highway 41, Kuratau:** 2bdrm bungalow with single internal-access garage, 30,000L rainwater storage, and septic system on 1.9ha fully-fenced rolling land with north-east facing outlook, sold for \$517,000. (*Maurice Heapey, Bayleys Tūrangi*)



**Rakauoa Road, Matawai:** 20ha property with medium contour land ideal for grazing stock, with a 4bdrm home, woolshed and covered yards, multiple sheds and a 3bdrm cottage requiring full renovation, sold for \$670,000. (*Jacob Geuze, Simon Bousfield, Bayleys Gisborne*)

**Matawai Road, Otoko:** 3bdrm home with large internal access garage and shedding on 15ha grazing land with circa-10ha of cropping flats, sold for \$1,050,000. (*Simon Bousfield, Stephen Thomson, Bayleys Gisborne*)



**Ngakoroa Road, Ormond:** 6.34ha of flat land with two dwellings and a swimming pool, sold for \$1,775,000. Comprising a modern 3bdrm home with 3-bay shed, and a renovated 3bdrm character home with carport and single garage. (*Simon Bousfield, Jacob Geuze, Bayleys Gisborne*)

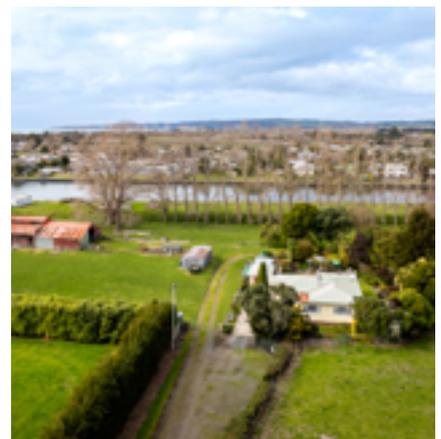
**Matokitoki Valley Road, Matokitoki:** 500sqm 6bdrm home with spa pool, in-ground swimming pool, and an expansive high-stud shed with a vehicle hoist, providing exceptional storage and workshop facilities, all set on 13ha of land in kanuka and native bush, sold for \$1,530,000. (*Jacob Geuze, Bayleys Gisborne*)

**Aropaoanui Road, Tangoio:** Immaculately renovated 3bdrm home on 2.8ha with elevated coastal views, double garage, and rainwater tanks, sold for \$810,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Springfield Road, Puketapu:** Multi-purpose 1.6ha property with a villa currently used as office space and two substantial, secure sheds, sold for \$1,000,000. (*Tim Wynn-Lewis, Bayleys Havelock North*)

**Taihape Road, Sherenden:** 2023-built 3bdrm home with 120sqm 3-bay shed with bathroom, rainwater tanks, and eco septic system, on 8,000sqm, sold for \$1,150,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Farndon Road, Clive:** 3bdrm home with garage/workshop, established garden and glasshouse, set on 3.7ha of flat fertile land, sold for \$1,400,000. Fenced into eight paddocks, the property includes a 6-bay haybarn, woolshed, and reliable bore water supply. (*Kris August, Bayleys Havelock North*)



**Pirau Road, Fernhill:** 38ha with 360-degree views, 3-bay workshop with 1bdrm unit, and 7ha cropping land, sold for \$1,050,000. Includes 19ha of Lake Oingo with a jetty in place. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Hill Road, Twyford:** 3bdrm home with bore water supply, high-stud shed, attached lean-to, and cattle yards with loading race, set on 3.25ha, sold for \$1,275,000. (*Tim Wynn-Lewis, Bayleys Havelock North*)



▼  
**Wall Road, Hastings:** 3bdrm home with established gardens and mature plantings on 1.6ha of flat well-fenced land, sold for \$1,290,000. Property includes extensive shedding and stables currently set up for horses, stock handling yards, and town water supply. (Kris August, Bayleys Havelock North)

**Ngatarawa Road, Bridge Pa:** 3.97ha property with 11x12m 3-bay shed, 2-bay implement shed with attached home gym, modern 4bdrm home, double garage, covered deck and spa area, expansive lawns and additional grazing land, sold for \$1,600,000. (Tim Wynne-Lewis, Bayleys Havelock North)



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**Railway Road, Longlands:** 4bdrm home plus 2bdrm cottage with separate access, inground pool, modern shed with office and bathroom, sheep and cattle yards, shearing shed, haybarn, and a reliable bore water supply with irrigation consent, on 15ha, sold for \$2,000,000. (Tim Wynne-Lewis, Gretchen Paape, Bayleys Havelock North)

**St Georges Road, Havelock North:** 8,093sqm lifestyle block with 3bdrm home, double internal access garage, separate office and studio, 2bdrm cottage, and 1bdrm accommodation, sold for \$2,250,000. Property includes a 6x6m pole shed, grazing paddock and bore for water supply. (Tim Wynne-Lewis, Bayleys Havelock North)

**Maraetotara Road, Havelock North:** 360sqm 5bdrm home plus sleepout, inground pool, grass tennis court and 200-vine vineyard, on 6.1ha, sold for \$1,800,000. Infrastructure includes five paddocks, stables, sheep yards, woodshed and historic outbuildings. (Tim Wynne-Lewis, Bayleys Havelock North)

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**Waikareao Road, Te Hauke:** 4bdrm home on 4.0ha easy contoured land with a large firewood resource, studio container, lean-to shed, and grazing for livestock, sold for \$845,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)



**Kahuranaki Rd, Elsthorpe:** 5.8ha lifestyle property with easy rolling grazing paddocks, small stand of pruned pines, elevated 4bdrm villa and outbuildings, sold for \$850,000. (Tim Wynne-Lewis, Bayleys Havelock North)

**Kenderdine Road, Elsthorpe:** 3bdrm refurbished home on 8,000sqm with an 18x9m 4-bay adjoining workshop, sold for \$750,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North; Charlotte Coddington, Bayleys Waipukurau)

**Hatuma Road, Waipukurau:** 53.85ha with multiple building platforms, woolshed, cattle and sheep yards, in the sought-after Hatuma area, sold for \$1,150,000. Land has mixed contour with a balance of flat to easy hill and a portion of steeper limestone sidlings. (Andy Hunter, Bayleys Waipukurau)



▼  
**Princess Street, Waipukurau:** 4bdrm home with attached self-contained unit, set among mature trees on 4,150sqm, sold for \$640,000. Property includes a fully fenced paddock with road access, double garage, additional shedding, and ample storage. (Vic Ellingham, Bayleys Waipukurau)

**Te Uri Road, Ormondville:** Recently upgraded 3bdrm property on 2.46ha, well-subdivided into four paddocks with small stock handling facilities and four large dog runs, sold for \$580,000. (Vic Ellingham, Bayleys Waipukurau)

**Rotohiwi Road, Flemington:** 4bdrm home with older in-ground swimming pool, multiple sheds, hay barn, large storage shed, cattle yards with a load-out and a small stand of pine trees, on 3.34ha, sold for \$527,000. (Vic Ellingham, Bayleys Waipukurau)



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**Tipapakuku Road, Dannevirke:** 9.09ha property with 3bdrm house and large equestrian arena, sold for \$980,000. Property has a sizeable flat paddock ideal for show jumping or hay production, well-appointed cattle yards with load-out facility, plus 17 well-subdivided sheltered paddocks with good water supply and a centrally located hay shed previously utilised for calf rearing and implement/workshop storage. (Vic Ellingham, Bayleys Waipukurau)

## SALES SNAPSHOT

**Wilson Road, Urenui:** 4.01ha predominantly flat to easy contour land with panoramic ocean views and a 2022-built architecturally designed 4bdrm home, sold for \$1,754,684. Features include a substantial 3-bay garage/shed with workshop, double carport with mudroom and powder room, plus garden shed and orchard. (Anna Straathof, Bayleys New Plymouth)



**Ridgewood Drive, Ridgewood:** 1ha city-fringe property with 270sqm three-level 5bdrm home, sold for \$1,340,000. Features include a saltwater pool, outdoor fireplace, solar panels, fruit trees, greenhouse, raised garden beds, small sheds, 70sqm workshop shed, four paddocks, covered car parks and off-street parking. (Anu Bhatnagar, Jeremy Watson, Bayleys New Plymouth)

**Carrington Road, Hurworth:** Recently refurbished 4bdrm home with covered outdoor entertaining area, games room, mudroom and scullery, plus double garage, two carports, workshop/gym, chicken coop, glasshouse and established vegetable garden, on 1.46ha elevated site, sold for \$1,600,000. (Anna Straathof, Bayleys New Plymouth)



**Barrett Road, Omata:** 7,361sqm rolling lifestyle land with sweeping mountain views, fully fenced and landscaped with fruit trees and gardens, with a 4bdrm main residence, plus a modern 2bdrm second dwelling, along with a workshop/outbuilding, double garage and two large water tanks, sold for \$1,050,000. (Anna Straathof, Bayleys New Plymouth)



**Mangorei Road, Mangorei:** 1.2ha with five fenced paddocks, 373sqm 5bdrm home with double internal access garaging, plus a 291sqm high-stud shed with stables, gym and two XL bays, sold for \$1,800,000. (Rachel Williams, Neale Parkinson, Bayleys New Plymouth)

**Egmont Road, Egmont Village:** 4,586sqm site with flat contour supporting a 2016-built 4bdrm brick home with double internal access garaging, plus 9x12m shed with kitchenette (unconsented) and consented bathroom, two garden sheds and glasshouse, sold for \$1,085,000. (Anna Straathof, Bayleys New Plymouth)



**Rosemount Road, Waverley:** Site with power and water connections in a gated lifestyle community, sold for \$150,000. (Annemarie Horrocks, Bayleys Whanganui)

**Brunswick Road, Kai Iwi:** 5bdrm Hinuera stone home with macrocarpa detailing and tile roof, in a well-

established setting on 13.49ha mainly flat land, sold for \$1,185,000. Property also has several sheds and a self-contained 1bdrm cottage. (Annemarie Horrocks, Bayleys Whanganui)

**Tayforth Road, Westmere:** 4bdrm cottage with potential for renovation or redevelopment, on 1.37ha of prime land connected to the town water supply, sold for \$812,500. (Annemarie Horrocks, Bayleys Whanganui)

**Riverbank Road, Okoia:** 345qm 5bdrm home with 4-car garaging on 2.03ha held in two titles, with rural and river views, sold for \$1,750,000. (Annemarie Horrocks, Bayleys Whanganui)



**Haggerty Street, Kimbolton:** 3bdrm home on 2.40ha at the end of a quiet no-exit road with village convenience, sold for \$910,000. (Jack Monckton, Mark Monckton, Bayleys Feilding)

**Durie Road, Aorangi:** Well-located 10.01ha close to Feilding town centre offering a balance of lifestyle and productive land on Kairanga silt and clay loam soils, sold for \$1,100,000. (Mark Monckton, Jack Monckton, Bayleys Feilding)



**Soldiers Road, Rongotea:** 3bdrm home with double garage and carport, on 5,035sqm at the end of a quiet no-exit road just off State Highway 1, sold for \$690,000. (Mark Monckton, Jack Monckton, Bayleys Feilding)



**Makerua Road, Tokomaru:** Immaculate 4bdrm character villa privately located on 8,482sqm with picturesque, landscaped grounds, sold for \$820,000. *(Paul Hofmann, Justin Pape, Bayleys Feilding)*

**Parkville Road, Eketahuna:** Updated 3bdrm home on 3.19ha with wetlands and open paddocks, sold for \$650,000. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*

**Nursery Road, Homebush:** Circa-8ha flat land across two titles, including 4.06ha with elevated 4bdrm home, sold for \$1,250,000. Improvements include sheds, irrigation infrastructure, bore water supply, swimming pool with covered entertaining area, orchard and vegetable gardens. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*



**Lees Pakaraka Road, Masterton:** 4bdrm home with double internal access garage, outdoor entertaining area with pergola and fireplace, workshop, and carport, on 4.1ha, sold for \$1,500,000. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*

**Paierau Road, Masterton:** 1.25ha flat site with established shelterbelts, sealed road access, power, and two units of the Opaki Water Scheme, sold for \$460,000. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*

**Upper Plain Road, Masterton:** 2ha fully fenced bare land block with flat

building platform, spring-fed stream boundary, and including one unit of the Fernridge water scheme, sold for \$455,000. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*

**Norfolk Road, Carterton:** 9.08ha with 4bdrm home, double internal access garage, additional outbuildings, and 360sqm steel shed with enclosed workshop with three-phase power and open bays for storage and stock handling, sold for \$1,680,000. Property has 13 fenced paddocks with water supply, irrigation and yards, a 20x40m arena, and four 25,000L rainwater tanks. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*

## SOUTH ISLAND

**Te Hora Pa Road, Canvastown:** 3bdrm home on 3,135sqm private site with double garage, woodshed, and landscaped gardens, sold for \$725,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*



**Wakamarina Road, Canvastown:** Blank canvas 1ha flat site with well-built deer shed and yards and established shelter belt, sold for \$351,000. *(Will Porter, Bayleys Marlborough)*

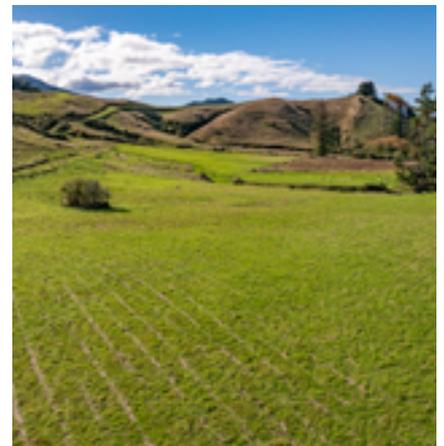
**Delta Lake Heights, Renwick:** 4bdrm home with garaging for five vehicles, a secure safe room within double garage, and a 3-bay shed, on 8,256sqm, sold for \$925,000. *(Will Porter, Bayleys Marlborough)*



**Saltwater Lane, Wairau Valley:** 3bdrm home on 3.20ha with flat to rolling pasture idea for grazing stock, and outbuildings including a garage, studio and original farm shed, sold for \$715,000. *(Harrison Martin, Bayleys Marlborough)*

**Lindup Road, Lower Moutere:** Architecturally designed 2-level 3bdrm home on 3,481sqm, sold for \$2,050,000. *(Graham Feilding, Bayleys Nelson Tasman)*

**Harley Road, Tasman:** 1920s 3bdrm home with large in-ground pool on 24.97ha held in two titles, sold for \$1,800,000. *(Matt Galvin, Bayleys Nelson Tasman)*



**Little Pokororo Road, Motueka Valley:** 30ha versatile rural lifestyle land with a mix of productive flats, native bush and several geo-teched sites, sold for \$847,000. *(Dylan Monopoli, Bayleys Nelson Tasman)*

**Waihero Road, Ngatimoti:** 4bdrm home on 1.96ha, including circa-5,000sqm of protected native bush covenanted under the Queen Elizabeth II Trust, sold for \$900,000. *(Sandra Goodman, Bayleys Nelson Tasman)*

**Dawson Road, Mapua:** 4bdrm home on 1.11ha with sea and rural views and woodland walking tracks nearby, sold for \$1,750,000. *(Dylan Monopoli, Bayleys Nelson Tasman)*



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**Nuttall Road, Mahana:** 4bdrm home with double garage, glasshouse, plus fenced paddocks with water and animal shelter, on 3.13ha, sold for \$1,410,000. *(Lydia Heyward, Dan Mitchell, Bayleys Nelson Tasman)*

**Awa Awa Road, Upper Moutere:** 5.33ha with sweeping views and two dwellings, consented for a 6-lot subdivision, sold for \$2,500,000. Improvements include the main 324sqm residence built in 2013, a self-contained 2bdrm cottage, plus a large 3-bay shed providing flexibility while subdivision work progresses. *(Dylan Monopoli, Bayleys Nelson Tasman)*

**Andrews Road, Brightwater:** 25.7ha flat to gentle sloping land with 3-bay barn and cattle sheds, sold for \$1,800,000. *(Lydia Heyward, Bayleys Nelson Tasman)*



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**Wairoa Gorge Road, Brightwater:** 4bdrm home with barn-style garage with a workshop and mezzanine floor, and a timber garden shed, on 4.4ha, sold for \$1,450,000. *(Lydia Heyward, Dan Mitchell, Bayleys Nelson Tasman)*

**Lee Valley Road, Brightwater:** 4bdrm home with double garage, double carport, large workshop, and in-ground swimming pool, on 11.14ha, sold for \$1,425,000. *(Lydia Heyward, Dan Mitchell, Bayleys Nelson Tasman)*

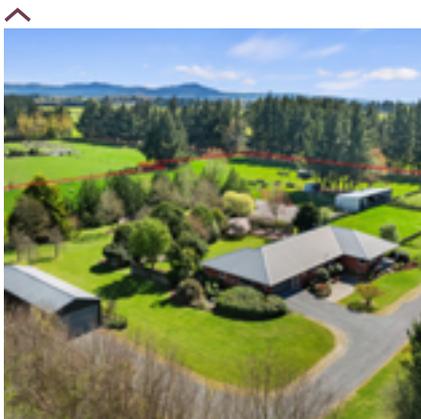
**Terrace Road, Leithfield:** Substantial 5bdrm family home plus separate 2bdrm cottage, on 9.7ha with native shelter belts, post-and-railed and 8-wire sheep fenced paddocks linked by a 500m internal laneway, and well-equipped sheds, sold for \$1,450,000. *(Mark Pringle, Jack Pringle, George Pringle, Bayleys Rangiora)*



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**Marshmans Road, Sefton:** Substantial 4bdrm family residence on 4.02ha along a quiet country lane, sold for \$1,230,000. *(Mark Pringle, Jack Pringle, George Pringle, Bayleys Rangiora)*

**Bramleys Road, Flaxton:** 4ha supporting a substantial 4bdrm home, a renovated secondary dwelling, equestrian amenities, a full suite of leisure facilities, and manicured grounds framed by mature trees and established shelterbelts, sold for \$2,200,000. *(Mark Pringle, Jack Pringle, George Pringle, Bayleys Rangiora)*

**Skewbridge Road, Flaxton:** 4bdrm home plus powered stables, 4-bay barn, lunging ring, garden shed, pig pen, chicken coop, pump house and tool shed, set on 4.01ha, sold for \$1,356,250. Equine and stock interests are well supported, with yards, a round pen, secure fencing, troughs and a private bore. *(Mark Pringle, Jack Pringle, George Pringle, Bayleys Rangiora)*



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**Whites Road, Ohoka:** 4.21ha with 4bdrm home in mature garden setting complete with oaks, extensive specimen trees, sweeping lawns and flower beds, plus a water feature/pond fed from water race complete with waterfall, sold for \$1,750,000. Property also has 4-car garage, two versatile outbuildings, and a private water bore. *(Mark Pringle, Jack Pringle, George Pringle, Bayleys Rangiora)*

**Doubledays Road, Kaiapoi:** 1920s 3bdrm home with rustic charm and modern convenience, set well off the road on 3.76ha, sold for \$1,075,000. *(Mark Pringle, Jack Pringle, Jane Moody, Bayleys Rangiora)*

**Fullers Road, Kaiapoi:** 4bdrm 1960s home with private recreational lake for boating, jet-skiing, water-skiing, and kayaking, on 5.18ha close to the coast, sold for \$952,000. *(Mark Pringle, Jack Pringle, George Pringle, Bayleys Rangiora)*

**Island Road, Clarkville:** Entry-level Clarkville lifestyle on 2ha with a 3bdrm home, double garage, double carport, and additional outbuildings, sold for \$1,050,000. *(Mark Pringle, Jack Pringle, George Pringle, Bayleys Rangiora)*

**Smiths Way, Cromwell:** Flat 7.64ha site with a mature cherry orchard in its fourth year, sold for \$1,500,000. Property has sealed access, views of the Pisa Ranges, substantial irrigation pond complete with pump and power connection, and offers opportunity for further development. *(Steven Kirk, Bayleys Cromwell)*

**Airport Road, Alexandra:** 4bdrm home plus a self-contained 1bdrm unit, and large, 3-bay lockable shed, on 1.5ha irrigated, flat land, sold for \$1,537,000. *(Shaun O'Docherty, Bayleys Cromwell)*

**Shannon Road, Waikerikeri, Alexandra:** 7.85ha lifestyle block in a quintessential Central Otago location complete with a creek and track to the building platform, sold for \$529,000. *(Shaun O'Docherty, Bayleys Cromwell)*