

LIFESTYLE SALES SNAPSHOT

The lifestyle market has been picking up steam in the last six months, with sales across the country robust for both developed and bareland blocks. Here’s a selection of recent lifestyle sales made by the nationwide Bayleys team.

NORTHLAND

Waitaheke Road, Ohaewai: Fully renovated 3bdrm home with lockup garage, 4-vehicle carport, two fenced paddocks, orchard and private cabin, on 7,125sqm, sold for \$680,000. *(Craig de Goldi, Jasmin Wilson, Bayleys Kerikeri)*



Tongatu Road, Ngunguru: One of New Zealand’s most significant private estates boasting an architecturally designed 1,951sqm home, two additional waterfront homes, 1bdrm guest cottage, and an array of farm buildings, on 26.63ha with 360° views on the Ngunguru Peninsula, sold for \$10,250,000. Walking trails wind through rolling pasture and native bush, while a private jetty and boat ramp offer direct estuary access. *(Tracy Dalzell, Bayleys Whangarei)*

Going Road, Matarau: 4bdrm family home with double garage, carport,

polyhouse, sleepout, large lockable shed and multiple paddocks, on 3.06ha, sold for \$1,260,000. *(Mike Williams, Bayleys Whangarei)*

Harris Road, Glenbervie: Modern 4bdrm home with outdoor entertainment area including a heated inground pool and spa pool, set on 8,901sqm of flat land with one large paddock, sold for \$1,220,000. *(Tracy Dalzell, Bayleys Whangarei)*

Papa Road, Titoki: 2bdrm home ripe for renovation with a 3-bay garage and 4-bay implement shed on 7.60ha, sold for \$550,000. Property is well-fenced into six paddocks, has cattle yards, gently rolling to flat contour, and a good water source. *(Tracy Dalzell, Bayleys Whangarei)*

Nihotetea Lane, Maunu: 2021-built 4bdrm Platinum home on 1.66ha in a gated community with expansive countryside views, and dedicated horse arena, sold for \$960,000. *(Mike Williams, Jono Reeves, Bayleys Whangarei)*

Snooks Road, Maungatapere: 4bdrm Jennian home with a double garage, large implement shed, orchard and established gardens, set on 2.61ha of volcanic land, sold for \$1,200,000. *(Mike Williams, Jono Reeves, Bayleys Whangarei)*

Whatitiri Road, Maungatapere: 3bdrm home, a one-bedroom sleepout, and an established orchard along with infrastructure including

a barn and polyhouse, on 4.39ha near schools, sold for \$940,000. *(Todd Skudder, Bayleys Dargaville)*

Whatitiri Road, Maungatapere: 4.78ha bare block with volcanic soil, flat contour and a good water source, divided into six paddocks with cattle yards and a loading race, sold for \$631,000. *(Todd Skudder, Bayleys Dargaville)*

Taita Road, Waimamaku: 6.58ha fully fenced flat grazing land with a stream and turnkey setup for off-grid living including converted 20-foot container sleep-out, two additional 20-foot containers for storage, long-drop shed, firewood storage, and garden sheds, sold for \$315,000. *(Todd Skudder, Bayleys Dargaville)*



Tauraroa Road, Maungakamea: 40ha bare block with character rock walls and flat to rolling contour, sold for \$1,600,000. Infrastructure includes

a disused cowshed, 4-bay implement shed, cattle yards, woolshed, wintering barn, and multiple potential building sites. *(Todd Skudder, Bayleys Dargaville)*



Tauraroa Road, Maungakamea: 3bdrm home with carport on fully fenced 1,866sqm, sold for \$550,000. *(Todd Skudder, Bayleys Dargaville)*

Tauraroa Road, Maungakamea: 1.2ha bare land block, flat contour with rich volcanic soil and fully fenced with roadside shelter belts, sold for \$380,000. *(Todd Skudder, Bayleys Dargaville)*

Baylys Coast Road, Dargaville: 190sqm 3bdrm home on 3.57ha, with town water supply and four paddocks along with an 8-bay shed and future subdivision potential, sold for \$1,060,000. *(Mike Williams, Bayleys Whangarei)*



Bradleys Landing East Road, Dargaville: 16.07ha bareland block with good contour, fencing, and bore water supply, sold for \$440,000. *(Todd Skudder, Bayleys Dargaville)*

Bradleys Landing East Road, Dargaville: 3bdrm home on 5,019sqm just 10 minutes from Dargaville, sold

for \$380,000. *(Todd Skudder, Bayleys Dargaville)*

Waller Road, Dargaville: 4.78ha bare block with volcanic soil, flat contour and a good water source, divided into six paddocks with cattle yards and a loading race, sold for \$631,000. *(Todd Skudder, Bayleys Dargaville)*



Ararua Road, Waioitira: 6.66ha flat to rolling land divided into 17 paddocks, with horse boxes, a truck shed, 20m x 60m grass arena, and 3bdrm American barn-style home, sold for \$730,000. *(Tracy Dalzell, Bayleys Whangarei)*

AUCKLAND

Whangaripo Valley Road, Whangaripo: 11.68ha north-facing property with private 3bdrm home, sold for \$1,450,000. *(John Barnett, Bayleys Warkworth)*



Old State Highway, Warkworth: 2.87ha lakeside property close to Warkworth and Matakana, with 3bdrm home, sold for \$1,725,000. *(John Barnett, Bayleys Warkworth)*

Pohuehue Road, Warkworth: 3bdrm home plus large workshop and implement sheds, on 2.87ha with private lake and landscaped gardens,

zoned ‘Future Urban’, sold for \$1,725,000. *(John Barnett, Bayleys Warkworth)*

Fletcher Road, Waimauku: Contemporary 4bdrm home plus separate self-contained area for use as a granny flat, bed and breakfast or a home office, with 3-car garaging, on 1.02ha, sold for \$2,230,000. The land is well-fenced into four paddocks, with stockyards. *(Simon Spiller, Cooper Spiller, Bayleys Kumeu)*

Annandale Road, Taupaki: 240sqm, 100-year-old home including large basement studio ideal as added accommodation or as a home office, on 4.05ha, sold for \$1,690,000. Property has expansive lawn areas, area of Kauri forest, and grazing space. *(Simon Spiller, Cooper Spiller, Bayleys Kumeu)*

Amreins Road, Taupaki: 4bdrm home with oversized double garage, separate shed and workshop, on 5.22ha zoned Countryside Living, sold for \$2,550,000. *(Bridget Dickson, Bayleys Northwest)*

Amreins Road, Taupaki: Near-new 2bdrm home plus versatile separate pod configured as additional accommodation, and another well-located studio providing an income stream, on 1.17ha, sold for \$1,660,000. The home has solar panels and a backup generator, designed for both sustainability and self-sufficiency. *(Simon Spiller, Cooper Spiller, Bayleys Kumeu)*



Clevedon-Takanini Road, Clevedon: Architecturally designed 390sqm 5bdrm solid masonry home with 4-car garaging and salt-water swimming pool, on 7,231sqm, sold for \$2,050,000. *(Denise Jenner, Courtney Jenner, Bayleys Takanini)*

Paparata Road, Bombay: 4bdrm home with a large shed on 3.9ha flat

to rolling land, sold for \$1,675,000. *(Paul Voorburg, Bayleys Pukekohe)*



Findlay Road, Miranda: Modern 4bdm home with ocean views set on 11.25ha of gently contoured land with 10 paddocks, cattle yards with a bore and two additional tanks, sold for \$1,900,000 *(Gary Capper, Bayleys Pukekohe)*

Ponga Road, Hunua: Renovated 3bdm home with panoramic views and outdoor entertaining space, on 1.56ha, sold for \$1,290,000. *(Ian Buchanan, Bayleys Pukekohe)*



Gelling Road, Hunua: Character two-storey 3bdm home plus outbuildings on 1.32ha with some paddocks, sold for \$1,100,000. *(Paul Voorburg, Bayleys Pukekohe)*

Whangapouri Road, Karaka: 4bdm home with triple internal-access garage on 3.05ha predominantly flat land with four paddocks, sold for \$2,750,000. *(Michele Mathieson, Bayleys Pukekohe; Stefni Baigent, Bayleys Takanini)*

Ernest George Drive, Karaka: 4bdm home on 4.56ha flat to gentle rolling land with six grazing paddocks used for horses and cattle, sold

for \$2,300,000. *(Ian Buchanan, Bayleys Pukekohe)*

Whatapaka Road, Karaka: 5bdm home with double garage and swimming pool on 4.50ha, featuring five well-maintained paddocks and lush, well-drained land suitable for horticulture, or equestrian pursuits, sold for \$2,300,000. *(Richie Blackmore, Felicity Blackmore, Bayleys Takanini)*

Estuary View Road, Waiau Pa: 3bdm home with water views, plus a garage and large shed on 4.50ha, sold for \$1,588,000. *(Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)*



Farquharson Road, Ararimu: 4bdm home with triple garage plus shed, on 5.18ha flat to rolling land, sold for \$1,800,000. *(Paul Voorburg, Bayleys Pukekohe)*

Steel Road, Ararimu: Contemporary 4bdm home set in immaculate grounds, including a lake and a large shed, on 9,703sqm flat to rolling land, sold for \$1,720,000. *(Paul Voorburg, Bayleys Pukekohe)*

Dunn Road, Ararimu: 4bdm two-storey home with rural views, plus a shed and round barn, on 6.25ha of gentle to sloping land, sold for \$1,450,000. *(Paul Voorburg, Bayleys Pukekohe)*

Nairn Road, Ararimu: 3bdm two-storey home with rural views, plus a large shed with extra accommodation, on 23.57ha farmland, sold for \$1,025,000. *(Paul Voorburg, Bayleys Pukekohe)*

Wharf Road, Clarks Beach: 4bdm home with estuary views plus a large shed on 1.38ha, sold for \$1,750,000. *(Snow Mooney, Sonya Bloomfield, Bayleys Pukekohe)*

Wharf Road, Clarks Beach: 5bdm home plus cottage surrounded by lush, mature gardens, with a heated 14-metre swimming pool on 2.34ha mostly flat land, sold for \$1,680,000. *(Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)*



Sherwood Drive, Patumahoe: 4bdm home with a water tank, septic system and solar power with backup battery, on 5,590sqm mostly flat land sold for \$1,250,000. *(Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)*

Upper Queen Street, Pukekohe: Two-storey 4bdm home on 1ha fertile land, sold for \$3,100,000. *(Ben Jameson, Bayleys Pukekohe)*

Smith Road, Waiuku: Architecturally designed 4bdm home with double garaging plus an 11m x 8m high-stud shed on 14.80ha of gentle rolling pasture, sold for \$2,200,000. *(Gary Capper, Bayleys Pukekohe)*



Whiriwhiri Road, Waiuku: 4bdm home plus two cabins on 3.09ha contoured, sloping land with nine well-maintained paddocks, sold for \$1,125,000. *(Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)*

Kidd Road, Waiuku: 300sqm high-stud shed with accommodation and equipped with power, water, and a septic system, on 7,371sqm of prime, flat land, sold for \$820,000. *(Michele Mathieson, Maddison Butcher, Bayleys Pukekohe)*

Kopuku Road, Maramarua: Modest 3bdm home with rural views, on 8,000sqm, sold for \$769,000. *(Ian Buchanan, Bayleys Pukekohe)*

Logan Road, Pukekawa: Modern 4bdm home with outdoor entertaining areas and a large shed, on 2.67ha flat to rolling land, sold for \$1,390,000. *(Ian Buchanan, Bayleys Pukekohe)*



Port Waikato-Waikaretu Road, Waikaretu: 13.67ha block with established native bush that includes a QEII covenant, a large lake, an orchard and a modest home, sold for \$700,000. *(Ian Buchanan, Bayleys Pukekohe)*

WAIKATO

State Highway 25, Pipiroa: Renovated 3bdm home with double garage and fenced paddock on 3,906sqm, sold for \$621,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*



Back Miranda Road, Kaiaua: Newly built 4bdm home on 4,521sqm, with a large shed and double garage, close to local amenities, schools, and recreational activities, sold for \$1,475,000. *(Karl Davis, Connor Davis, Bayleys Waikato)*

Spring Road, Mangatarata: Private, elevated, north-facing 1.22ha site with views to surrounding farmland and sea, sold for \$400,000. *(Karl Davis, Connor Davis, Bayleys Waikato)*

Draper Road, Waerenga: Modern 267sqm 5bdm home on 1.07ha, with expansive views over Lake Waikare and surrounding farmland, and other improvements including a 3-bay shed with lockable bay and mezzanine storage, sold for \$1,380,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*

Awaroa Road, Waerenga: 4bdm home with rural views and a large shed, on an 8,100sqm flat block recently subdivided off an operational dairy farm, sold for \$775,000. *(Ian Buchanan, Bayleys Pukekohe)*

Moorfield Road, Te Kauwhata: 430sqm home built in 2024, on 5,159sqm landscaped grounds overlooking the Whangamarino Wetland near Te Kauwhata, sold for \$1,550,000. Property has easy access to the Waikato Expressway for commuting. *(Karl Davis, Seth Roe, Bayleys Waikato)*



Plantation Road, Te Kauwhata: Modern 3-year-old 4bdm home on 1.5ha flat to rolling land with three paddocks, and an outlook over the Waikato River, sold for \$1,270,000. *(Ian Buchanan, Bayleys Pukekohe)*

Wayside Road, Te Kauwhata: 3bdm home plus 103sqm high-stud workshop on 5,020sqm with three paddocks, sold for \$1,085,000. *(Gary Capper, Bayleys Pukekohe)*

Maratoto Road, Paeroa: Contemporary 2021-built 3bdm home on 5,117sqm, sold for \$725,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*

Mangapiko Valley Road, Waiterimu: Striking 252sqm new-build 4bdm home on 8,484sqm, sold for \$1,205,000. *(Karl Davis, Seth Roe, Bayleys Waikato)*

Gordonton Road, Taupiri: 168sqm 4bdm home, with fenced paddocks and an orchard on flat 1.03ha with expansive rural views, sold for \$1,040,000. *(Angus Kelly, Peter Kelly, Bayleys Waikato)*

Quine Road, Morrinsville: 1960s 4bdm home with mature landscaped grounds, large garaging, and space for grazing, on 2.52ha, sold for \$850,000. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



Hooper Road, Eureka: 4bdm home, along with more than 1,000sqm of shedding previously used for an egg farm and hatchery, on 4.13ha flat and versatile land, sold for \$1,200,000. The property also has an independent water supply via its own well. *(Peter Kelly, Bayleys Waikato)*



Taihoa South Road, Matamata: 6bdm executive-style home with a self-contained separate wing, triple garaging, a separate storage or gym room, mature landscaping, and panoramic rural views on 8ha, sold for \$3,025,000. *(Sam Troughton, Angus Kelly, Bayley's Waikato)*

Taihoa South Road, Matamata: Two 8ha flat and fertile lifestyle blocks with free-draining soil, well-suited to a range of pastoral uses, sold for \$2,200,000. Each block includes existing infrastructure such as sheds, yards, and stables, with established access and potential building sites. *(Sam Troughton, Bayleys Waikato)*

Wardville Road, Matamata: Quality 3bdrm home in park-like setting on 8,733sqm, with separate guest lodge, pool, spa, orchard, and generous shedding, sold for \$1,510,000. *(Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)*



Gunn Road, Matamata: 3bdrm open home with large double garage and reliable water supply from a neighbouring bore, located on 7,679sqm in the Peria Hills, sold for \$1,420,000. *(Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)*

Alexandra Road, Matamata: Private 4bdrm home plus swimming pool, expansive lawns, post-and-rail fencing across nine paddocks, a 4-bay shed, and bore water supply, on 3.97ha, sold for \$1,420,000. *(Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)*

Henry Watson Road, Matamata: 8ha block fenced into three paddocks, with gently rolling contours offering elevated potential house sites with panoramic views to the Kaimai Ranges, sold for \$830,000. *(Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)*

Horahora Road, Piarere: Architecturally designed Hinuera stone 3bdrm home with shedding on 7.2ha featuring landscaped grounds and expansive Lake Karapiro views, sold for \$2,400,000. *(Stuart Gudsell, Bayleys Waikato)*

State Highway 1, Tirau: Renovated 3bdrm cottage, in-ground pool, and large American-style barn on 1.54ha across two titles, sold for \$1,050,000. Property is on town water supply and has grazing paddocks, tree plantations, frontage

to Oraka Stream, and direct access to Tirau via a walking track and suspension bridge. *(Sam Troughton, Bayleys Waikato)*

Hetherington Road, Tirau: Renovated 3bdrm bungalow plus large lockable garage/workshop on a 3,523sqm site across three titles, sold for \$835,000. *(Sam Troughton, Bayleys Waikato)*

Pokuru Road, Te Awamutu: 9.91ha estate bordering the Puniu River with a 344sqm home and pool, plus self-contained studio and sheds, sold for \$1,750,000. *(Stuart Gudsell, Bayleys Waikato)*



Paterangi Road Te Awamutu: 3bdrm home on 4,537sqm with well-maintained gardens and views to Mt Pirongia and Mt Kakepuku, sold for \$955,000. *(Stuart Gudsell, Bayleys Waikato)*

Fraser Smith Road, Awakino: 3bdrm home on 6,915sqm surrounded by bush on an elevated site near the river and beach, sold for \$450,000. *(Stuart Gudsell, Bayleys Waikato)*



BAY OF PLENTY

Laurel Drive, Whakamarama: 195sqm 3bdrm home plus 3-bay shed, avocado

orchard with bore water irrigation, grazing paddocks, native bush, and stream on 10.1ha lifestyle property with panoramic ocean and harbour views, sold for \$1,975,000. *(Anton Terblanche, Bayleys Tauranga)*

Esdaile Road, Whakamarama, Tauranga: 4bdrm home, plus triple bay shed with two stables and a workshop, hayshed, stockyards, and horse arena, on 2.82ha, sold for \$1,325,000. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

Wairoa Road, Te Puna: 340sqm 4bdrm home on 34.2ha with elevated river views, 550m of Wairoa River frontage, grazing paddocks, pines, redwoods, native bush, and established infrastructure, sold for \$2,695,000. *(Anton Terblanche, Bayleys Tauranga)*



Clarke Road, Te Puna: 4bdrm home with two large sheds on 1.17ha, with previous resource consent for a commercial development, sold for \$1,800,000. *(Riki Walls, Ali Mohamed, Bayleys Tauranga)*

Vernon Road, Te Puna: 4bdrm home with an attached 1bdrm flat, plus a separate 2bdrm dwelling, double garage and swimming pool on 4,395sqm, sold for \$1,797,500. *(Riki Walls, Ali Mohamed, Bayleys Tauranga)*

Corbett Drive, Minden: 180sqm 2020-built 3bdrm home set in landscaped grounds with mature gardens, several small paddocks, and a 6m x 9m shed on 4,766sqm, sold for \$1,300,000. *(Anton Terblanche, Bayleys Tauranga)*

Gargan Road, Tauranga: 161sqm house on 1.28ha bordering Tauranga Crossing and Tauriko Business Estate, sold for \$2,200,000. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

Pyes Pa Road, Tauranga: 4bdrm home with swimming pool, tiny home, and multiple sheds and storage

buildings, on 1.43ha of flat land, sold for \$1,350,000. *(Stu Cundy, Bayleys Tauranga)*

Pyes Pa Road, Tauranga: Renovated 1960s 3bdrm home with a separate double-door garage and workshop on 2.62ha of mixed contour grazing land with some steep native bush, sold for \$850,000. *(Stu Cundy, Bayleys Tauranga)*



Oropi Road, Tauranga: New 273sqm 4bdrm home plus high-stud shed on 5,093sqm close to Oropi School and Community Hall, sold for \$1,610,000. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*



Airstrip Road, Pikowai: Three lots within a former trophy farm-turned subdivision: Lot 1 - a 3bdrm homestead with grazing, sheds and stables on 4.90ha, sold for \$890,000. Lot 2 - a 3bdrm cottage, multiple sheds, a woolshed, stock yards, and grazing land on 3.89ha, sold for \$700,000. Lot 3 - a 4bdrm home, medium-sized shed, and 3.09ha of grazing land, sold for \$726,000. *(Steve Low, Bayleys Tauranga)*

Manawahe Road, Manawahe: Two-level 328sqm 5bdrm home on 16.4ha with

self-contained unit, double carport, 3-bay shed, workshop, orchard, and bore, sold for \$2,000,000. *(Rhys Mischefski, Kathryn Maguire, Bayleys Whakatane)*

Johnson Road, Otakiri: 4bdrm home with double garage, sizable 3-bay shed, established gardens, and fenced paddocks, on 2.34ha flat land, sold for \$1,235,000. *(Rhys Mischefski, Kathryn Maguire, Bayleys Whakatane)*

Ataahua Rise, Ohiwa: 3bdrm home built in 2023, on 2,929sqm above the eastern coastline with panoramic ocean views and direct access to the beach from a private road, sold for \$1,810,500. *(Snow Williams, Bayleys Tauranga)*

State Highway 5, Wairakei, Taupo: 4bdrm home with expansive lawn, manicured gardens, plus an orchard, on 37ha with views towards the Waikato River and the mountains, sold for \$1,700,000. Property has a good set of cattle and sheep yards at the front of the property and is fenced into a number of paddocks. *(Stan Sickler, Bayleys Taupo)*

State Highway 5, Wairakei: Updated 3bdrm weatherboard home plus detached two-bay garage, on 18ha of mixed contour land, sold for \$1,150,000. Around 10ha of sideling land is planted in 4-year-old pine trees. The balance is in recently planted pasture, with a large hay barn in place to store surplus grass. *(Stan Sickler, Alison Whittle, Bayleys Taupo)*



State Highway 1, Wairakei: 4bdrm home, plus 5-bay implement shed with three lockable bays on a 13ha lifestyle and finishing block 10 minutes from Taupo, sold for \$1,550,000. *(Stan Sickler, Alison Whittle Bayleys Taupo)*

State Highway 1, Wairakei: 7ha bareland block with sheep and cattle yards, 10 minutes from Taupo, sold for \$800,000. *(Stan Sickler, Bayleys Taupo)*

CENTRAL AND LOWER NORTH ISLAND

King Street, Motu: 4bdrm residence and self-contained cabin, plus a separate bar building with bedroom and bathroom, on 6,070sqm, sold for \$525,000. Grounds include native plantings, grazing areas, and multiple sheds. *(Nikki McHugh, Bayleys Gisborne)*

Rangikohua Road, Tolaga Bay: 1970s home with northerly aspect, mature trees, 4-stand woolshed with covered yards, and a functional load-out race and yard, on 11.25ha, sold for \$620,000. The land has development potential, and access to local amenities and recreational activities. *(Simon Bousfield, Bayleys Gisborne)*



Glenroy Road, Whangara: 3bdrm home on 7,000sqm, originally part of a large farm that was subdivided and sold for forestry, sold for \$450,000. Peaceful rural setting close to the coast and approximately 30 minutes from Gisborne. *(Simon Bousfield, Bayleys Gisborne)*



Matawai Road, Ormond: 3bdrm character home on 1.1ha plus horse yards, large shed, workshop, 20-

foot shipping container, fruit trees, vegetable garden space, and a firewood supply, sold for \$790,000. Elevated, flood-safe site. (*Jacob Geuze, Nikki McHugh, Bayleys Gisborne*)

Matawai Road, Ormond: 4.74ha of fertile flat land, zoned rural production and planted in apples, sold for \$670,000. (*Jacob Geuze, Bayleys Gisborne*)



Harper Road, Makauri: Treescape Farm offers a refurbished main home and 1bdrm cottage, on 3.4ha close to Gisborne, sold for \$1,450,000. Property has formal gardens, fruit trees, vegetable gardens, a shearing facility, stock yards, sheds, bore water, an orange orchard, lamb fattening, walnut trees, and gum trees providing multiple income streams. (*Nikki McHugh, Jacob Geuze, Bayleys Gisborne*)



Matokitoki Valley Road, Matokitoki: 48.6ha property zoned Rural Residential with potential for subdivision (subject to council approval, sold for \$1,500,000. Terrain includes flat, medium, and steep hill areas, suitable for stock fattening

or farming, with multiple potential building sites. (*Jacob Geuze, Bayleys Gisborne*)



Cave Road, Matokitoki: Partially renovated 2bdrm dwelling with options for solar or gas power with generator backup, plus an additional building, on 83.70ha, sold for \$645,000. Property has regenerating native forest largely under QE II covenants, and includes a stream and designated areas for hut sites. (*Nikki McHugh, Bayleys Gisborne*)



Cemetery Road, Patutahi: 4bdrm home with established garden, raised vegetable beds, fruit trees, and workshop/garage on 1.2ha, sold for \$745,000. Land is currently grazed under an aged orange orchard, with resource consent for a three-lot subdivision, initial surveying completed, and electricity installed. (*Nikki McHugh, Bayleys Gisborne*)

Patutahi Road, Patutahi: 3bdrm house requiring an upgrade plus a large shed, on 2ha with a lemon orchard, sold for \$620,000. (*Stephen Thomson, Bayleys Gisborne*)

Bell Road, Matawhero: 4bdrm home with large deck on 5.25ha of flat land, sold for \$1,750,000. Property has established lawns, sheds, chicken coop, pig pen, small paddocks, fertile soils with a Meyer lemon orchard, and access to bore, tank, and town water. (*Jacob Geuze, Bayleys Gisborne*)

Taurau Valley Road, Manutuke: 4bdrm home, 3-bay shed with workshop, additional functional sheds, flat paddocks used for grazing, and large area of regenerating native bush, on 4.1ha, sold for \$1,250,000. (*Nikki McHugh, Stephen Thomson, Bayleys Gisborne*)

Valley Road, Raetihi: 4bdrm home in need of renovation, with attached carports and a single garage, on 15.7ha, sold for \$750,000. The land is flat and includes a large 4-bay processing facility with attached 3-bay implement shed, separate office building, a large round barn, plus cattle handling facilities. (*Pete Stratton, Bayleys Ruapehu-Rangitikei*)

Beach Road, Tangoio: Three premium elevated coastal lifestyle sections with a combined area of 21.24ha, featuring logical building platforms and panoramic coastal views, sold for \$1,600,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

Waihau Road, Patoka: Renovated 3bdrm home with single garage, 4-bay implement shed and established landscaping on 2.59ha, sold for \$810,000. Originally the site of a school, the property features a former schoolroom, and concrete school swimming pool with shed. (*Tony Rasmussen, Georgie Robson, Bayleys Havelock North*)



Kaimata Road, Bay View: 4bdrm home on elevated 1.89ha with integral garage, additional single garage, inground saltwater swimming pool, home

orchard and panoramic coastal views, sold for \$1,300,000. (*Tony Rasmussen, Georgie Robson, Bayleys Havelock North; Sam Hutchinson, Bayleys Napier*)



Raupare Road, Twyford: 2 dwellings – a 3bdrm main home plus separate 2bdrm home on 7,079sqm of flat, private land with approximately 5,000sqm paddock and multiple outbuildings, sold for \$1,870,000. (*Andrew Rochester, Bayleys Havelock North*)



Gull Flat Road, Kereru: 2.49ha subdivision with 4bdrm home with sleepout, double garage and shedding sold for \$520,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

Southland Road, Longlands: 4bdrm home on 2ha lifestyle property, superb shedding with horse stalls and workshops, fenced paddocks, sold for \$1,776,000. (*Kris August, Bayleys Havelock North*)

Maraekakaho Road, Longlands: 5bdrm lifestyle property on 4.0ha, with a pool, extensive shedding, horse facilities, and multiple income opportunities, sold for

\$1,355,000. (*Andrew Rochester, Bayleys Havelock North*)

Tuki Tuki Road, Haumoana: 4bdrm home on 5,730sqm with single garage, workshop, storage shed, manicured gardens, a glasshouse, and mini basketball court, sold for \$2,175,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)



Crystall Road, Havelock North: 4bdrm home on 6.4ha with double garage, expansive decking, multiple living areas, 4ha paddock, laneway, an arena, premium stables and day yards, sold for \$2,790,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

Enfield Drive, Havelock North: 4bdrm home on 1.89ha, with sweeping views, a short drive from Havelock North, sold for \$1,750,000. (*Andrew Rochester, Bayleys Havelock North*)



West Road, Havelock North: 3bdrm home on 7.2ha with double garage and 1bdrm sleepout, 2-bay engineering workshop with concrete floor and high stud, huge rooftop deck, sold for \$2,150,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

Raukawa Road, Te Onepu: Renovated 3bdrm home on 1.2ha set on easy

contoured land, attached enclosed carport with roller door and ranch slider, 4-bay storage shed, sold for \$645,000. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

Middle Road, Poukawa: 2-storey 3bdrm home on 4,800sqm fully fenced section with huge potential, sold for \$682,000. (*Kris August, Bayleys Havelock North*)

Elsthorpe Road, Patangata: 4bdrm modern home on 4,000sqm with Tuki Tuki River views, sold for \$1,160,000. (*Kris August, Bayleys Havelock North*)

Kahuranaki Road, Elsthorpe: Modern 4bdrm home completed in 2023, on 4,782sqm, sold for \$1,110,000. (*Caleb Robinson, Bayleys Havelock North*)

Kahuranaki Road, Elsthorpe: 6.57ha featuring a large flat area, north-facing aspect with views, power located at the gate, sold for \$400,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

Elsthorpe Road, Otane: 9,038sqm bareland section with power at gate, sold for \$220,000. (*Vic Ellingham, Bayleys Waipukurau*)

Tapairu Road, Waipawa: 1.28ha bareland section with power at gate, sold for \$245,000. (*Vic Ellingham, Bayleys Waipukurau*)

Rotohiwi Road, Flemington: 4bdrm home plus numerous sheds, a haybarn, cattle yards with a loadout, and a small stand of pine trees, on 3.34ha, sold for \$527,000. (*Vic Ellingham, Bayleys Waipukurau*)



Princess Street, Dannevirke: 3bdrm home plus attached self-contained unit on 4,150sqm, sold for \$640,000. (*Vic Ellingham, Bayleys Waipukurau*)

Ormondville Te Uri Road, Dannevirke: Refurbished 3bdrm house on 2.46ha easy contour land, sold for \$580,000. (*Vic Ellingham, Bayleys Waipukurau*)

South Road, Hawera: 4bdrm home on 4.21ha, with six well-fenced paddocks

for sheep and beefies, an additional 2,700sqm of grazeable railway lease land, multiple outbuildings, large garage and implement shed, sold for \$753,457. *(Tim Dwyer, Greg Brunton, Bayleys Hawera)*

Rosemount Road, Waverley: Section with power and water connections and a security camera, within a coastal lifestyle gated community, sold for \$145,000. *(Annemarie Horrocks, Bayleys Whanganui)*



Peat Avenue, Kai Iwi: 2.2ha beachfront section with double garage, sold for \$520,000. *(Knud Bukholt, Bayleys Whanganui)*

Montgomery Road, Westmere: 3bdm house and utility shed on 7,793sqm flat land, sold for \$969,000. *(Knud Bukholt, Bayleys Whanganui)*



Mosston Road, Whanganui: 3bdm house and large shed on 1ha block on the town boundary, sold for \$865,000 *(Knud Bukholt, Bayleys Whanganui)*

Otamoa Road, Whanganui Surrounds: 1.9ha bareland site on a quiet road with identified building platform, sold for \$245,000. *(Knud Bukholt, Bayleys Whanganui)*

Matatara Road, Upokongaro: 7.1ha bareland property with a mix of hills and flats, sold for \$350,000. *(Knud Bukholt, Bayleys Whanganui)*

Nicholson Drive, Kaitoke: Modern 4bdm home with a 2bdm minor dwelling on 1ha in the Wiritoa Lake district, sold for \$1,375,000. *(Jack Monckton, Mark Monckton Bayleys Feilding)*

Rowes Road, Hunterville: 2-level, 5bdm home on 3.3ha bordering the Rangitikei River, with four well-fenced paddocks and direct access to the river, sold for \$770,000. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*



Viles Road, Bulls: 5bdm villa and cottage on 1.59ha with flat contour, well-maintained gardens and mature trees, sold for \$890,000. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*

Aorangi Road, Feilding: 3bdm home, and a range of sheds on 13.1ha flat land used for grazing cattle, with productive Kairanga silt and clay loam soil types, sold for \$1,050,000. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*

Lethbridge Road, Feilding: 3bdm house with landscaped gardens and rural views on predominantly flat 8,780sqm, sold for \$785,000. *(Justin Pape, Paul Hofmann, Bayleys Feilding)*

Halcombe Road, Feilding: 4bdm home with 4,047sqm of land, low maintenance garden and expansive lawn surrounded by farmland, sold for \$740,000. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*

State Highway 3, Awahuri: 3bdm home with double garage plus four tunnel houses, on 7,346sqm, sold for \$730,000. *(Andrew Bonnor, Kearsley Cranston, Bayleys Feilding)*

Hansens Line, Newbury: Relocated and renovated 4bdm character

home on 9,213sqm between Palmerston North and Feilding, sold for \$1,108,000. *(Jack Monckton, Mark Monckton Bayleys Feilding)*

Aranui Road, Kairanga: 2bdm home with flourishing veggie garden and fruit trees, on 6,680sqm of land, sold for \$640,000. *(Kearsley Cranston, Andrew Bonnor, Bayleys Feilding)*



Williams Road, Tokomaru: 2bdm home plus converted woolshed and 3-bay pole shed with attached utility room, on predominantly flat 2.57ha, sold for \$800,000. *(Justin Pape, Paul Hofmann, Bayleys Feilding)*

Masterton-Castlepoint Road, Tauweru, Masterton: 5bdm homestead and extensive shedding on 43ha with a mixture of flat and rolling land, sold for \$1,150,000. *(Andrew Smith, Lindsay Watts, Bayleys Wairarapa)*



Lees Pakaraka Road, Masterton: 2-storey home on elevated site with landscaped grounds, heated pool, multiple sheds, cattle yards, loading ramp, bore and solar panels, on 4ha, sold for \$1,500,000. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*



Norfolk Road, Homebush, Masterton: Modern home and large shed with 3-phase power on well-subdivided 9ha block, sold for \$1,680,000. *(Lindsay Watts, Hannah Harrod, Bayleys Wairarapa)*

Nursery Road, Homebush, Masterton: 8ha landholding with 2-bay implement shed, cattle and sheep yards with loading race, well-subdivided with reticulated water system on the outskirts of Masterton, sold for \$1,250,000. *(Lindsay Watts, Cameron Percy, Hannah Harrod, Bayleys Wairarapa)*

Te Whiti Road, Masterton: 5bdm home in need of some remedial work with tennis court, pool, extensive shedding and separate cottage, on 4ha, sold for \$1,370,000 via mortgagee sale. *(Andrew Smith, Lindsay Watts, Bayleys Wairarapa)*

SOUTH ISLAND



Gardner Valley Road, Upper Moutere: 4.2ha property with main 4bdm home, and a 2bdm dwelling, both with double garages, sold for \$1,600,000.

Improvements include rainwater collection and bore, orchard with fruit trees, raised vegetable planters, chicken coop, utility sheds, woodshed, stockyards, central race and grazing for horses, cattle or sheep. *(Dylan Monopoli, Bayleys Nelson)*

Westdale Road, Redwood Valley: 2.07ha property with 338sqm 4bdm home, and secondary 2-storey habitable building used as workshop/ storage with potential for guest or extended family accommodation. Property has well-maintained paddocks, established trees and lawns, and sold for \$1,825,000. *(Dylan Monopoli, Bayleys Nelson)*



Eighty Eight Valley Road, Wakefield: 4bdm home set privately on an elevated terrace with established gardens, swimming pool, grass tennis court, 3-car garage, and pony/stock paddock, sold for \$1,150,000. *(Lydia Heyward, Dylan Monopoli, Bayleys Nelson)*

Little Pokororo Road, Motueka Valley: 30ha bareland block with flat fenced grazing land, good road frontage and internal access, native bush, creek, and geo-teched elevated building platform, sold for \$849,000. *(Dylan Monopoli, Bayleys Nelson)*

Little Pokororo Terrace, Motueka Valley: Private and sheltered 1.1ha off-grid lifestyle block with flat to sloping contour, boundary fencing, views to Mount Campbell, established trees, and sunny building site, sold for \$440,000. *(Dylan Monopoli, Bayleys Nelson)*

Wakefield-Kohatu Highway, Belgrove: Renovated 126sqm 3bdm home plus two external offices, on 8ha, fully deer-fenced into eight paddocks with cattle/sheep yards, orchard, and 330-tree truffière, sold for \$1,400,000. Major improvements include 240sqm 2-storey barn with

3-phase power, internal sheep yards and one-stand shearing shed, plus repurposed kiln as hobby cidery/ brewery. *(Lydia Heyward, Dylan Monopoli, Bayleys Nelson)*

Lee Valley Road, Brightwater: 3bdm home, plus double-glazed portable cabin, glasshouse, raised gardens and fruit trees, on 1.0ha with river boundary, private swimming hole, paddocks, and firewood lot, sold for \$1,060,000. *(Lydia Heyward, Dylan Monopoli, Bayleys Nelson)*

Malling Road, Redwood Valley: 3bdm home with large hobby room off internal double garage, additional garaging/workshop space, positioned on an elevated knoll on 1ha with paddock space for pony or sheep, sold for \$1,080,000. *(Lydia Heyward, Bayleys Nelson)*

Higgins Road, Wakefield: 5bdm Tudor-style home with large country garden and extensive orchard on 2.78ha, with most of the land planted with olives, sold for \$1,400,000. *(Lydia Heyward, Sharyn Miller, Bayleys Richmond)*

State Highway 1, Mt Pleasant, Picton: Secluded 2-level 3bdm home with double garage and numerous outbuildings on 12.08ha with boat parking area, workshop, and fully fenced and irrigated deer and sheep paddocks, sold for \$789,000. *(Will Porter, Campbell Gill, Bayleys Marlborough)*

Tapps Road, Wakamarina: 3bdm home on 23.05ha, with some pine forest, grazing paddocks and outbuildings, sold for \$782,000. *(Will Porter, Bayleys Marlborough)*



Pipitea Drive, Rarangi: 2bdm home with double garage, Olympic-sized dressage arena, post and rail-fenced paddocks, stables and sheds, on 11,996sqm, sold for \$870,000. *(Kris Gibson, Bayleys Marlborough)*

SALES SNAPSHOT

Gibsons Road, Kaituna: 3bdrm home on 3.12ha with large workshop, round pen and hayshed, sold for \$885,000. *(Will Porter, Bayleys Marlborough)*

Stump Creek Lane, Rapaura: 3bdrm home with triple garage on large, flat 1.14ha block, sold for \$2,401,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



Rapaura Road, Marlborough: Character 4bdrm home with two garden sheds and ample off-street parking, on 5,615sqm, sold for \$990,000. *(Charlie McLean, Bayleys Marlborough)*

Fareham Lane, Renwick: 7bdrm home on 9.36ha with 4-car garage, 6.70ha planted as vineyard, frost fan, three water sources and a 3-bay implement shed, sold for \$2,330,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Wrekin Road, Fairhall: 5bdrm home on 9.82ha with 4.13ha in vineyard plantings, 4-bay pole shed, small reservoir and cattle yards, sold for \$2,050,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Fairbourne Drive, Fairhall: 3bdrm home on 1.20ha with triple garage including workshop, a fully fenced 1ha paddock and hayshed, sold for \$1,350,000. *(Kurt Lindsay, Georgia O'Malley, Bayleys Marlborough)*

New Renwick Road, Fairhall: 4bdrm home with 4 car garaging plus ample off-street parking, storage sheds, and equestrian facility, on 8.09ha, sold for \$1,000,000. *(Charlie McLean, Bayleys Marlborough)*

State Highway 63, Wairau Valley: 5bdrm home with double garage on 21.02ha, completely off-grid with robust solar, and 9ha of pine crop, sold for \$1,350,000. *(Will Porter, Bayleys Marlborough)*

Fishtail Vue, Wairau Valley: 3bdrm home plus large double garage with workshop, stables and hay shed on 3.32ha, sold for \$850,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



Blind River Loop Road, Marlborough: 3bdrm home with double standalone garage, on 4.21ha with 1.7ha of vineyard plantings, sold for \$1,400,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



Dillons Point Road, Riverlands: 4bdrm home with double garage, 3-bay pole shed and additional off-street parking, on 1.38ha, sold for \$1,100,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Hawkesbury Road, Hawkesbury: 3bdrm home with triple garage and shed on 9.95ha, with 8.1ha in vineyard, sold for \$1,750,000. *(Charlie McLean, Bayleys Marlborough)*

Taylor Pass Road, Marlborough: 5bdrm home with double garage, carport, 60m x 30m horse arena, 3-bay barn/tack shed, and 2-bay

storage barn, on 24.48ha, sold for \$1,430,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Awatere Valley Road, Awatere Valley: 3bdrm home with double garage and workshop, on 2.63ha, sold for \$900,000. *(Harrison Martin, Bayleys Marlborough)*

Athelney Road, Kaikoura: 3bdrm home with 182sqm shed attached hangar, plus separate 6-bay lockable shed, on 1.07ha, sold for \$1,250,000. *(Julia Bruce, Bayleys Kaikoura)*

Birch Hill Road, Okuku: 4bdrm home including 7-bay shed with open and secure bays and secure workshop space, independent water supply with well and water tank, and land fenced into five paddocks with a small irrigation system, on 4.06ha, sold for \$1,195,560. *(Dean Pugh, Anna Bray, Bayleys Rangiora)*

McIntoshs Road, Fernside: 4.01ha bareland with a northerly aspect, small seasonal pond, power connection, its own well, and a council stock water race and irrigation race crossing one corner of the block, sold for \$530,000. *(Dean Pugh, Anna Bray, Bayleys Rangiora)*

Grahams Road, Ashburton: 3bdrm home plus some equestrian facilities including four stables with loose boxes, five dedicated horse paddocks, a 3-bay pole shed, hay shed and separate garage on 8.09ha, sold for \$1,195,000. *(Simon Sharpin, Bayleys Methven)*



Hollands Road, Ashburton: 330sqm 4bdrm home plus 4-bay fully enclosed shed with workshop space on 8.1ha, sold for \$1,440,000. *(Simon Sharpin, Mike Preston, Bayleys Canterbury)*