

SALES SNAPSHOT

The magnetic pull of waterside property is enduring and, as this selection of sales from the last 12 months illustrates, coastal, river and lake-edge properties have been in strong demand around the country.



Marlin Drive, Taupō Bay: 2bdm classic Kiwi bach on 832sqm right on the Taupō Bay waterfront, sold for \$2,280,000. *(Irene Bremner, Bayleys Bay of Islands)*

Waterfront Drive, Mangonui: 6,919sqm waterfront site with 4bdm home, 4-bay shed, boat and campervan storage, plus oversized double garage, sold for \$1,270,000. *(Irene Bremner, Bayleys Bay of Islands)*

Marchant Road, Mangonui: 3bdm 1970s split-level home on 959sqm on the water's edge at Butler Bay, sold for \$665,000. *(David Baguley, Hayley Davies, Bayleys Bay of Islands)*

Gates Way, Totara North: Renovated 3bdm home plus garage, boat shed and two rustic baches on 7.48ha in a gated community with riparian rights and secluded beach, sold for \$1,410,000. *(David Baguley, Hayley Davies, Bayleys Bay of Islands)*

Purerua Road, Kerikeri: 6.03ha bare land with views across Te Puna Inlet in one direction and Tapuaetahi in the other

and direct access to the water, sold for \$1,460,000. *(David Baguley, Bayleys Bay of Islands)*

Puketotara Road, Kerikeri: North-facing 3bdm home on 9.42ha with river boundary, sold for \$990,000. *(Craig De Goldi, Bayleys Bay of Islands)*

Riverview Road, Kerikeri: 835sqm with a licensed jetty and registered slipway, plus architectural designer plans drawn up and consented for a dwelling, sold for \$955,000. *(Jane Nelson, Bayleys Bay of Islands)*

Matauri Bay Road, Kerikeri: 4bdm home on 4.06ha bordering the Takou River, with fenced paddocks, shedding and other outbuildings, sold for \$950,000. *(David Baguley, Bayleys Bay of Islands)*

Marsden Road, Paihia: 3bdm apartment with internal lift, single garage and ground floor storage room, in a small apartment complex across the road from the Paihia beachfront, sold for \$1,200,000. *(Nicki Kempthorne, Jane Nelson, Bayleys Bay of Islands)*

Long Beach Road, Russell: Architecturally designed 3bdm beach house on 832sqm across the road from sought-after Long Beach, sold for \$3,000,000. *(Irene Bremner, Bayleys Bay of Islands)*

Kempthorne Road, Russell: 6ha absolute waterfront lifestyle property with 3bdm main home and two large sheds, one with sleepout, sold for \$1,900,000. Includes separate double garage, cattle yards, fenced paddocks for grazing, and mature native and fruit trees. *(Irene Bremner, Bayleys Bay of Islands)*

Tauri Bay Road, Russell: 1bdm bach and cabins with water access only on a secluded, bush clad island, sold for \$1,450,000. *(Irene Bremner, Bayleys Bay of Islands)*

Kaha Place, Russell: 3bdm home with mooring, postcard Bay of Islands sea views and legal walking access to the beach, sold for \$1,415,000. *(Irene Bremner, Bayleys Bay of Islands)*

Kakapu Road, Russell: Nicely-positioned 3bdm home with good garaging and mooring, on 861sqm, sold for \$980,000. *(Irene Bremner, Bayleys Bay of Islands)*

Hope Avenue, Russell: Modest self-contained 1bdm studio on 304sqm, known as The Boat Shed, sold for \$900,000. *(Irene Bremner, Bayleys Bay of Islands)*

Tapeka Heights Lane, Russell: Sloping 1,016sqm section 2km from Russell town, bordering a reserve that leads down to the ocean, sold for \$615,000. *(Irene Bremner, Bayleys Bay of Islands)*

Rawhiti Road, Russell: Steep 4.13ha waterfront landholding with secluded building site surrounded by protected QEII bush, sold for \$480,000. *(Irene Bremner, Bayleys Bay of Islands)*



Hokianga Harbour Drive, Opononi: 3bdm cottage on 1,904sqm site with a new sea wall, sold for \$625,000. *(David Baguley, Sheree Robinson, Bayleys Bay of Islands)*

Hokianga Harbour Drive, Opononi: Fully-furnished 3bdm easy "lock up and leave" beach unit, with direct beach access from a shared lawn, sold for \$470,000 *(David Baguley, Sheree Robinson, Bayleys Bay of Islands)*

Hokianga Harbour Drive, Omapere: Quintessential 3bdm Kiwi bach with wide harbour and sand-dune views, on an 899sqm site with direct beach access, sold for \$820,000. *(David Baguley, Bayleys Bay of Islands)*

Te Kapua Street, Oakura Coast: 5bdm holiday house with lawn-to-beach access, sold for \$1,000,000. *(Roi Smith-Iri, Bayleys Whangarei)*

Breadalbane Place, Langs Beach: Mediterranean-influenced 6bdm residence on 881sqm absolute beachfront land, sold for \$5,600,000. *(Christine Birss, Bayleys Mangawhai)*

William Gilbert Drive, Mangawhai: 777sqm waterfront section with direct water access in the Whai Awa subdivision, sold for \$1,025,000. *(Amanda Bond, Christine Thomas, Bayleys Mangawhai)*



Point Wells Road, Point Wells: Resort-style estate on landscaped 6,916sqm waterfront site overlooking Omaha, with 3bdm main home, plus separate building with generously proportioned open-plan commercial kitchen and two upstairs lofts with amenities, sold for \$6,475,000. *(Jodi Sterling, Bayleys Point Wells; Hamish Aitcheson, Bayleys Omaha)*

Point Wells Road, Point Wells: Well-designed generous single-level 4bdm home on 1.5ha flat, park-like grounds overlooking the Omaha River, sold for \$5,350,000. *(Jodi Sterling, Bayleys Point Wells)*



Riverside Drive, Point Wells: 4bdm residence on 1,191sqm on a quiet, tree-lined road in Point Wells village, with views of Whangateau Harbour, sold for \$2,002,500. *(Jodi Sterling, Bayleys Point Wells)*



Rita Way, Omaha: Contemporary two-level 3bdm beachfront home plus infinity pool, on 617sqm, sold for \$8,000,000. *(Luke McCaw, Bayleys Ponsonby; Hamish Aitcheson, Bayleys Omaha)*

Green Road, Matakana: Generous and stylish 4bdm cedar and schist home with uninterrupted views of Sandspit Marina, Kawanui Bay, and beyond, on 4.05ha of private waterfront land, sold for \$4,550,000. *(Jodi Sterling, Bayleys Point Wells)*



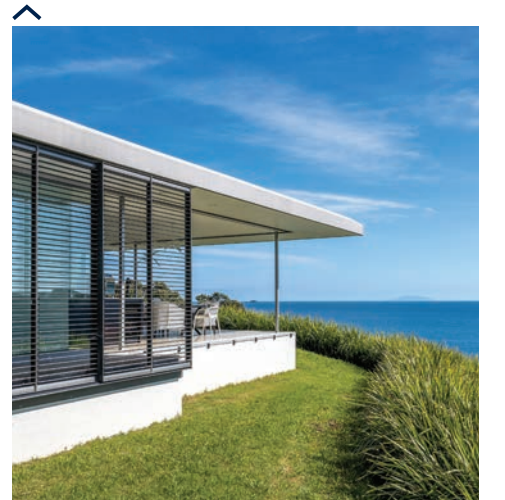
Rangimaarie Crescent, Snells Beach: Contemporary 2bdm cliff-top single-level residence with additional workshop on 3,278sqm bush clad section with panoramic water views and a private walking track to the sea, sold for \$3,432,500. *(Kellie Bissett, Bayleys Matakana)*

Willjames Avenue, Algies Bay: 1990s cedar 3bdm residence on 2,383sqm on the beachfront esplanade with uninterrupted views across Kawanui Bay, sold for \$3,050,000. *(Kellie Bissett, Bayleys Matakana)*

The Crescent, Tindalls Bay: Absolute waterfront original two-level home on 1,161sqm cliff-top site with unobstructed sea views, sold for \$1,675,000. *(Lynette Thomas, Simon Wilde, Bayleys Hibiscus Coast)*

Nagle Cove, Great Barrier Island: Sheltered and peaceful 6.08ha bare land with riparian rights to the sandy-bottom bay shared with one other, with views across Port Abercrombie to Kaikoura Island, sold for \$1,860,000. *(Oliver Meadows, Bayleys Waiheke and Great Barrier Island)*

Newton Road, Oneroa: High-spec Fearon Hay-designed contemporary 2bdm north-facing cliff-top home on dual sites totalling 5,590sqm, sold for \$6,650,000. *(Mana Tahapehi, Bayleys Waiheke and Great Barrier Island)*





The Strand, Onetangi: Two-level 1980s 4brdm bach on 809sqm opposite Waiheke's longest stretch of north-facing beach, sold for \$8,000,000. (*Mana Tahapehi, Bayleys Waiheke and Great Barrier Island*)

Donald Bruce Road, Kennedy Point: Elevated 1970s 2brdm home plus self-contained 1brdm studio, with a path to the water's edge, on 1,657sqm of land held in two titles, sold for \$1,950,000. (*Mana Tahapehi, Bayleys Waiheke and Great Barrier Island*)

Cliff Road, Torbay: 4brdm home on 1,845sqm prime waterfront land at the cul-de-sac end of Cliff Road, with a cliffside cabin offering unparalleled views over the Hauraki Gulf to Tiri Tiri Matangi and Rangitoto Islands, sold for \$2,300,000. (*Craig Bishop, Tara Menzies, Cindy Leong, Bayleys Mairangi Bay*)

Kitchener Road, Takapuna: Great example of a Takapuna "Golden Mile" waterfront home, built over four levels with up to six bedrooms, three living areas, office, and two kitchens, plus decks, courtyards and flat lawn on 888sqm site, sold for \$6,700,000. (*Victoria Bidwell, Bayleys Takapuna*)



Beresford Street, Bayswater: Completely renovated 6brdm home at the end of a quiet cul-de-sac, on 2,074sqm landscaped site, sold for \$2,450,000. (*Lynda Betts, Bayleys Devonport*)

Stanley Point Road, Devonport: Modern-day 4brdm villa and separate 2brdm cottage, with three garages and additional off-street parking, on a 1,404sqm site that stretches from the road to the water with private beach access via a boardwalk, sold for \$5,700,000. (*Victoria Bidwell, Bayleys Takapuna*)



Waterview Road, Devonport: Circa-300sqm 5brdm home with brand-new kitchen, on secluded 943sqm site facing due north, sold for \$3,100,000. (*Linda Simmons, Bayleys Devonport*)



Halsey Street, Wynyard Quarter, Auckland CBD: Northwest-facing 177sqm 3brdm corner penthouse, with high-stud, two balconies and two secure undercover car parks, sold for \$1,425,000. (*Carla Pederson, Bonnie Garton-Stack, Bayleys Auckland Central*)

Tamaki Drive, Kohimarama: Modern 3brdm luxury apartment with panoramic views across Kohimarama and the harbour, sold for \$4,650,000. (*Murray Wallace, Bayleys St Heliers*)



Tamaki Drive, Kohimarama: 3brdm apartment in a complex of just four, with direct northerly sea views, courtyard, shared pool and gym, sold for \$3,800,000. (*David Nightingale, William Laing, Victoria Nightingale, Bayleys St Heliers*)

Tamaki Drive, Kohimarama: Elevated and modernised 2brdm top-level apartment with harbour views and separate ground floor garaging, sold for \$2,275,000. (*Murray Wallace, Lisa Grant, Bayleys St Heliers*)

Hostel Access Road, Eastern Beach: Solid two-level brick and tile home with redevelopment potential, currently configured as two rental offerings, on 824sqm land, sold for \$2,600,000. (*Richie Blackmore, Felicity Blackmore, Bayleys Takanini*)

Cove Lane, Mt Wellington: Elevated, flat, north-facing 922sqm bare section on the edge of the Panmure Basin and Tamaki River, sold for \$1,620,000. (*Yan Davies, Bayleys Takapuna*)



Pakuranga Road, Pakuranga: 4brdm home with uninterrupted water views of the Tamaki Estuary, on a quarter share of 1,820sqm, sold for \$780,000. (*Murray Wallace, Lisa Grant, Bayleys St Heliers*)



Clevedon-Kawakawa Road, Kawakawa Bay: Modernised 1960s 3brdm beach house on 911sqm, with a second 3brdm minor dwelling at the rear of the site, across the road from the beach, sold for \$1,625,000. (*Denise Jenner, Courtney Jenner, Bayleys Takanini*)

Ocean Beach Road, Tairua: Two-level 2brdm absolute beach front holiday home on 809 sqm with private track over the dunes to the beach, sold for \$3,000,000. (*Sandie Faiers, Bayleys Tairua*)

Beach Road, Whangamatā: Modified and extended 1970s 222sqm 4brdm executive home, on a 564sqm half site on the Whangamatā harbourfront, sold for \$3,400,000. (*Dale Sholson, Gordon McGregor, Bayleys Whangamata*)

Beach Road, Whangamatā: 247sqm architecturally-designed two-storey 4brdm home, on a half site of 444 sqm, sold for \$2,350,000. (*Dale Sholson, Gordon McGregor, Bayleys Whangamata*)

Marine Parade, Mt Maunganui: Two-level 2brdm home plus sleepout on 792sqm full site with double frontage, sold for \$8,000,000 The property is elevated and positioned perfectly for views of the shoreline and Rabbit Island. (*Conrad Doyle, Bayleys Mt Maunganui*)



Marine Parade, Mt Maunganui: 5brdm home with three living areas, 5-car garaging and a self-contained 1brdm unit on the ground floor, sold for \$7,900,000. (*Conrad Doyle, Bayleys Mt Maunganui*)

Marine Parade, Mt Maunganui: Sleek, immaculate two-level 4brdm home on 377sqm, with 180-degree views, sold for \$7,800,000. (*Sharon Hall, Bayleys Mt Maunganui*)



Marine Parade, Mt Maunganui: 3brdm apartment plus two secure car parks and additional storage, on the beach-facing side of the resort-style Vivaldi Breeze complex, sold for \$2,300,000. Resident amenities include swimming pool, spa, and gym. (*Richard Wright, Rebecca Wright, Bayleys Mt Maunganui*)



Oceanbeach Road, Mt Maunganui: Spacious three-level 3brdm home on an elevated 545sqm site with direct access to Mount Maunganui beach, sold for \$3,400,000. (*Peter Clarke, Bayleys Mt Maunganui*)

Karewa Parade, Papamoa: Absolute beachfront 4brdm home on 607sqm with direct beach access, sold for \$4,750,000. (*Sharon Hall, Bayleys Mt Maunganui*)



Karewa Parade, Papamoa: Modest 2brdm old school bach nestled into the beachfront dunes on a 645sqm site, sold for \$2,300,000. (*Sharon Hall, Bayleys Mt Maunganui*)

Papamoa Beach Road, Papamoa: 4brdm family home with sweeping sea views, on 589sqm bordering Motiti Reserve, sold for \$1,930,000. (*Conrad Doyle, Bayleys Mt Maunganui*)

Papamoa Beach Road, Papamoa: 5brdm home over three levels, on 435sqm site across the road from the surf beach, sold for \$1,850,000. (*Richard Wright, Rebecca Wright, Bayleys Mt Maunganui*)

Te Taiawatea Drive Ohope: 4brdm residence on landscaped 1,679sqm site looking over Ohiwa Harbour, sold for \$1,980,000. (*Sabina Andresen, Bayleys Whakatane*)

Pohutukawa Drive, Ohope: Classic Kiwi bach on 1,166sqm absolute beachfront site, set back from the water's edge for privacy, sold for \$1,900,000. (*Sabina Andresen, Bayleys Whakatane*)





Franklin Road, Waihi: 1980s home on 1.52ha bordering the Waitawheta River, with bush and river views, sold for \$1,100,000. *(Janelle Ganley, Bayleys Tauranga)*

Glen Isla Place, Waihi Beach: Character two-level 3bdm bach on a north-facing 706sqm site looking out to sea, sold for \$1,575,000. *(Janelle Ganley, Bayleys Tauranga)*

Waratah Street, Matua: Single-level, modernised mid-1970s 4bdm home with swimming pool on 990sqm along the Matua ridge, with views over the park to the inner harbour, sold for \$3,300,000. *(Carmen Dickison, Bayleys Tauranga)*



Ohakana Island Ohope: 3bdm board and batten home plus shedding, on a 4.05ha island sanctuary a short boat ride from Ohope's Waterways subdivision in the Ohiwa Harbour, sold for \$1,200,000. *(Sabina Andresen, Bayleys Whakatane)*

Harbour Road, Ohope: 2bdm apartment in the Ocean Tower within the Ohope Beach Resort, benefitting from a range of shared amenities including two swimming pools, lap pool, two spa pools, tennis court, gym, sauna, and games room, sold for \$1,135,000. *(Sabina Andresen, Bayleys Whakatane)*

Harbour Road, Ohope: 2bdm easy-care home with uninterrupted harbour views, sold for \$921,000. *(Sabina Andresen, Bayleys Whakatane)*

Ohiwa Loop Road, Waiotaha: Rustic cabin and timber barn on 3.2ha, on a peninsula with unparalleled views north over Ohiwa Harbour out past the tidal entrance to the Pacific Ocean with Whakaari/White Island on the horizon, sold for \$1,100,000. *(Rhys Mischefski, Bayleys Whakatane)*

Maraenui Pa Road Opotiki: Two-level 4bdm home, plus two-storey 2bdm cottage and 3-bay high-stud shed, on 13.17ha with landscaped gardens and private access to the beach, sold for \$1,350,000. *(Rhys Mischefski, Larissa Reid, Bayleys Whakatane)*



First Avenue, Central Tauranga: 1940s Art Deco residence, currently divided into two separate apartments, on 931sqm in the central city, sold for \$1,875,000. *(Carmen Dickison, Bayleys Tauranga)*



Whangamoa Drive, Lake Rotoiti: Original 4bdm, 178sqm homestead-style bach plus half-share in a jetty, on 6,824sqm in sought-after TeTi Bay, owned by the same family since the 1930s, sold for \$4,000,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Te Akau Road, Lake Rotoiti: 214sqm split-level 4bdm home, high-stud garaging, shared jetty and boat ramp on the Te Akau Peninsula, sold for \$2,280,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*



Okawa Bay Road, Lake Rotoiti: First time on the market in 50 years, a quirky three-level A-frame 2bdm home with single garage and carport, on 1,181sqm lawn-to-lake site with an exclusive use jetty, sold for \$2,200,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Willow Avenue, Hannahs Bay: Lakeside 3bdm home with double internal access garaging, separate 1bdm cottage and boat port, sold for \$1,520,000. *(Beth Millard, Jacquie Bishop, Rebecca McMaster, Bayleys Rotorua)*

Spencer Road, Lake Tarawera: Two-storey elevated 3bdm home with a detached studio cottage, dedicated on-site boat park and automated lift access to the lake, slipway and jetty, on a 1,214sqm site, sold for \$2,550,000. *(Jenny Donne, Bayleys Rotorua)*

Spencer Road, Lake Tarawera: 3bdm dwelling with off-street parking, single garage, and lake access via stairs to an excellent swimming beach, on a 1,014sqm site, sold for \$2,000,000. *(Jenny Donne, Bayleys Rotorua)*

Spencer Road, Lake Tarawera: Multi-level 4bdm home plus self-contained cottage on a 1,639sqm site, with a shared jetty, and large deck area with expansive views of the lake and Mount Tarawera, sold for \$1,860,000. *(Jenny Donne, Bayleys Rotorua)*



Lowell Place, Taupō: 151sqm 3bdm top-floor apartment in the Waimahana complex, sold for \$1,649,000. *(Chelsea Higgot, Chris Dykzeul, Bayleys Taupō)*

Victory Drive, Wharewaka, Taupō: Two-level 3bdm home on 662sqm, sold for \$1,898,200. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*

Chad street, Taupō: Four luxury 217sqm waterfront lakehouses with expansive lake views, set over a two-level floor plan with lift, upstairs master suite with fireplace, two further bedrooms, stylish bathrooms, courtyards and outdoor fireplaces, each sold for \$2,850,000. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*

State Highway 1, Waitahanui, Taupō: Five standalone cottages with two being direct waterfront, on 1,608sqm with boat ramp, barbeque area, and communal outdoor space, sold for \$2,100,000. Well-known fishing shop operates at the roadside of the property. *(Lucy Baxter, Bayleys Taupō)*

State Highway 1, Waitahanui, Taupō: 3bdm Lockwood home on 989sqm, with direct access to the lake's edge with lawn areas for tents, sold for \$2,000,000. *(Alison Whittle, Alisa Elsley, Bayleys Taupō)*



Rawhira Road, Waitetoko, Tūrangi: Original bach, built in 1935 and crafted with native timbers, on an elevated 1,012sqm site overlooking the lake, sold for \$950,000. *(Stacey Kingi, Bayleys Tūrangi)*

East Cape Road, Te Araroa, Gisborne: 3bdm upgraded home on 1,350sqm with wide unencumbered sea views, sold for \$620,000. *(Greg Robertson, Bayleys Gisborne)*



Stout Street, Whataupōko, Gisborne: Spacious refurbished 5bdm home on 1,186sqm, sold for \$1,300,000. *(Jenny Murray, Bayleys Gisborne)*



Island Road, Whataupoko, Gisborne: Modern 3bdm home on 1,214sqm overlooking the river, sold for \$1,150,000. *(Jenny Murray, Bayleys Gisborne)*

Grant Road, Gisborne: Riverside architecturally-designed 3bdm home with expansive lawn on 1,885sqm, sold for \$2,200,000. *(Kerry Low, Bayleys Gisborne)*

Magnolia Street, Outer Kaiti, Gisborne: Distinctive 1980s 3bdm riverside home with lush gardens on 866sqm, sold for \$764,000. *(Richard Pearce, Bayleys Gisborne)*

Whirinaki Road, Eskdale: Kiwi bach plus single garage with workshop, on 809sqm site ripe for redevelopment, sold for \$612,000. *(Sam Hutchinson, Bayleys Napier)*



Ferguson Street, Bay View: Largely-renovated 1950s 3bdm home plus swimming pool, on 1,108sqm, with views stretching from Māhia to Cape Kidnappers, sold for \$1,360,000. *(Sam Hutchinson, Bayleys Napier)*

Le Quesne Road, Bay View: Beachfront two-storey 4bdm home on 812sqm corner site, sold for \$1,220,000. *(Sam Hutchinson, Bayleys Napier)*

Whirinaki Road, Bay View: 2bdm beachfront home on 1,067 site, with separate self-contained 1bdm accommodation, sold for \$880,000. *(Sam Hutchinson, Bayleys Napier)*

Ferguson Street North, Bay View: 3bdm home on 1,113sqm beachfront site, first time on the market for 30 years, sold for \$803,750. *(Sam Hutchinson, Bayleys Napier)*

The Esplanade, Westshore: 1950s 2bdm beachfront bungalow on 809sqm, owned for 37 years, sold for \$950,000. *(Kristen Hines, Bayleys Napier)*

Clifton Road, Haumoana: Beachfront 736sqm section within a Coastal Hazard Zone, meaning it comes with a building restriction, sold for \$100,000 via a \$1 reserve auction on-site. *(Fiona Mackenzie, Bayleys Havelock North)*





Jensen Drive, Waipukurau: Bare 5,015sqm block bordering Lake Whatuma with identified building sites and duck shooting hide included, sold for \$275,000. *(Andy Hunter, Bayleys Waipukurau)*

Sixth Avenue, Urenui Beach, Taranaki: Architecturally-designed two-level cedar and corrugated iron beach house, close to the beach, river, and 18-hole golf course, sold for \$555,000. *(Jeremy Watson, Anu Bhatnagar, Bayleys Taranaki)*

Sackville Street, Fitzroy, New Plymouth: Two-level 3bdm residence, with a short path leading to the beach, sold for \$1,300,000. *(Jeremy Watson, Anu Bhatnaga, Bayleys Taranaki)*

Ironsands, Waipipi Beach, Waverley: 3bdm bach close to the beach, with proven track record as a short-stay guest accommodation offering, sold for \$622,000. *(Greg Brunton, Lorraine Brunton, Bayleys Hawera)*

Sandcroft Drive, Westmere, Whanganui: Multi-level 450sqm 6bdm home, with 4-car garaging and separate self-contained studio above a workshop, on 1.55ha with private lake, landscaped grounds and bitumen tennis court, sold for \$1,400,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*



Western Line, Westmere, Whanganui: Multi-level lakeside 4bdm home plus self-contained studio cottage, on 1.39ha with own lake surrounded by native trees and expansive grounds, sold for \$1,050,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*

Longbeach Drive, Castlecliff: Luxury 5bdm beachfront home on 4,000sqm, sold for \$1,600,000. *(Knud Bukholt, Karen Bukholt, Bayleys Whanganui)*



Glenburn Road, Glenburn, Wairarapa: Absolute waterfront, quintessential 2bdm Kiwi bach on the Glenburn coastline, sold "as is, where is", for \$340,000. *(Dani Carrig, Bayleys, Wairarapa)*

Marine Parade, Paraparaumu Beach: Two-level home with three bedrooms upstairs and fully-self-contained 3bdm accommodation downstairs, on 828sqm, sold for \$1,000,000. *(Ellie Tzimas, Hannah Mackley, Paul Gamble, Bayleys Kāpiti)*



Kirkway, Raumati Beach: Updated and extended 1920s' 3bdm absolute beachfront home, with riparian rights, sold for \$1,570,000. *(Hannah Mackley, Ellie Tzimas, Bayleys Kāpiti)*

Ocean Parade, Pukerua Bay: 2bdm beach house on 524sqm, sold for \$1,090,000. *(Matt Hourigan, Bayleys Wellington)*



Steyne Avenue, Plimmerton: Architecturally-designed high-spec 3bdm residence, with passive home eco-credentials, on 791sqm, sold for \$2,600,000. *(Ben Atwill, Bayleys Wellington)*

Bothamley Lane, Titahi Bay: 3bdm beachfront home by Tim Nees Architects, with gated landscaped grounds and grass tennis court, on 1,014sqm, sold for \$2,010,000. *(Ben Atwill, Bayleys Wellington)*

Oriental Parade, Oriental Bay: Stand-alone character 4bdm home on 253sqm in the heart of Oriental Bay, with commercial zoning on the ground floor, rooftop terrace, and secure parking, sold for \$3,500,000. *(Ann Curtis, Bayleys Wellington)*

Cuba Street, Petone: 4bdm character property owned by one family for 55-plus years, on 371sqm corner site, sold for \$830,000. *(Jerry Waddington, Bayleys Lower Hutt)*

Trewavas Street, Motueka: Newly-renovated 2bdm home with stand-alone garage and workshop, on 809sqm, sold for \$1,120,000. *(Matt Galvin, Bayleys Nelson Tasman)*



Trewavas Street, Motueka: 3bdm seaside bach and sleepout on 809sqm next to the foreshore reserve, sold for \$835,000. *(Matt Galvin, Bayleys Nelson Tasman)*

Tahi Street, Mapua: 2bdm home on 1,067sqm estuary waterfront site with views of Mt Arthur ranges, sold for \$1,375,000. *(Nina James, Sandra Goodman, Bayleys Nelson Tasman)*

Pukeko Lane, Redwood Valley: 2.06ha of bare land with estuary frontage, sold for \$1,100,000. *(Fritz Horlemann, Bayleys Nelson Tasman)*

Barnett Avenue, Best Island: 890sqm bare land fronting the estuary, sold for \$395,000. *(Paul Neilan, Bayleys Nelson Tasman)*

Beach Road, Tahunanui: 1bdm apartment in the Oceanview complex with views across the Tahunanui beachfront expansive grassed field, sold for \$870,000. *(Liz Woodall, Bayleys Nelson Tasman)*

Croisilles-French Pass Road, Marlborough Sounds: 189sqm 3bdm double home with a cleared track to the private beach, two moorings accommodating 13.5m and 6m vessels, on 62.10ha, sold for \$1,650,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*



Hope Drive, Okiwi Bay: 2bdm home plus sleepout on 2,798sqm with landscaped and low-maintenance grounds, sold for \$580,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Aratawa Bay, Bay of Many Coves: 3bdm classic Kiwi bach with mooring, boat shed with slipway, half-share in fixed jetty, garden and other sheds, on 817sqm, sold for \$565,000. *(Georgia O'Malley, Bayleys Marlborough)*



Moetapu Bay Road, Marlborough Sounds: 168sqm 5bdm home on 8,094sqm, with easy road access, 6-vehicle garage, cleared track to the beach, and two moorings for 14m and 6m vessels, sold for \$1,010,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Moetapu Bay Road, Mahau Sound: 5bdm home and sleepout on 4,496sqm, with mooring for a 7.6m vessel and a boat ramp close by, sold for \$1,300,000. *(Will Porter, Bailey Dewe, Tony Yardley, Bayleys Marlborough)*



Moetapu Bay Road, Moetapu Bay: Architecturally-designed 5bdm home over two levels on 4,051sqm, with a path down to the waterfront and private beach, and consented mooring for up to 10m vessels, sold for \$980,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*



Kenepuru Road, Marlborough Sounds: 5bdm home on 8,797sqm, with mooring facilities, 2-car garage and ample off-street parking, sold for \$1,275,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Kenepuru Road, Mahau Sound: 3bdm bach with boatshed, double garage and ample off-street parking on 7,390sqm, with a short track leading to a private beach, sold for \$850,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Kenepuru Road, Marlborough Sounds: 3bdm home plus self-contained sleepout, with private beach access and nearby Portage Resort offering a boat ramp for launching, on 6,177sqm, sold for \$800,000. *(Will Porter, Bailey Dewe, Bayleys Marlborough)*

Kenepuru Road, Marlborough Sounds: 4bdm 155sqm home with wraparound deck, spa and outdoor shower on 3,001sqm, boat can be launched from the property and there's a community jetty, sold for \$765,000. *(Will Porter, Bayleys Marlborough)*

Kenepuru Road, Waitaria Bay: 3.54ha site with cabin, utility building, caravan, shipping container and mooring for a 6m vessel, sold for \$380,000. *(Georgia O'Malley, Bayleys Marlborough)*



SALES **SNAPSHOT**



Kenepuru Road, Marlborough Sounds:

5,949sqm section with power, 3-bay shed, sleepout and extra storage sheds, sold for \$380,000. (*Vicki Eastgate, Bayleys Marlborough*)

Kenepuru Road, Kenepuru Sound: Well-constructed shed and two 20-foot containers on 35.57ha waterfront land with building sites and forest, sold for \$350,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Anakiwa Road, Queen Charlotte Sound: Meticulously-maintained 3bdrm Kiwi bach on 938sqm, mooring for a 6m vessel with public boat ramp and jetty nearby, close to Queen Charlotte Track and Outward Bound, sold for \$1,375,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Te Mahia Bay, Kenepuru Sound: 4,358sqm section with boat shed, garden shed, ablution block and mains power, sold for \$415,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Mahau Road, Mahau Sound: 1980s 3bdrm home with good shedding/storage and private beach, sold for \$640,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Queen Charlotte Drive, Queen Charlotte Sound: Three-level, 3bdrm architecturally-designed home with double garaging plus extra parking, use of the community fixed jetty and a private mooring, sold for \$2,200,000. (*Jeremy Ryan, Bayleys Marlborough*)



Queen Charlotte Drive, Havelock: 3bdrm home with garage, storage shed and lots of parking, swimming pool, beach at the end of the driveway, on 1.52ha, sold for \$1,050,000. (*Will Porter, Bailey Dewe, Bayleys Marlborough*)

Queen Charlotte Drive, Mahakipawa: Renovated 3bdrm home on 943sqm, with lawn sloping down to foreshore reserve, sold for \$848,000. (*Georgia O'Malley, Bayleys Marlborough*)



Moenui Road, Havelock: Two-level home with two bedrooms upstairs and a 2bdrm self-contained unit downstairs, on 838sqm bordering the Moenui Recreation Reserve which leads onto the foreshore reserve, providing easy access to the waterfront and community boat ramp, sold for \$645,000. (*Georgia O'Malley, Bayleys Marlborough*)



Christys Bay, Queen Charlotte Sound: 5bdrm architecturally-designed home over three levels on 1.52ha, mooring for 10.6m vessel, with a formed path down to private jetty and boatshed, sold for \$1,850,000. (*Jeremy Ryan, Bayleys Marlborough*)

Torea Bay, Queen Charlotte Sound: 2bdrm 1950s main home plus two separate 1bdrm chalets on 1.55ha, with a pathway to the shoreline, deep water mooring and half-share in private jetty, sold for \$1,100,000. (*Jeremy Ryan, Will Porter, Bailey Dewe, Bayleys Marlborough*)



Otanerau Bay, Arapaoa Island: 4,585sqm beachfront section, a one-hour boat ride from Picton, sold for \$150,000. (*Georgia O'Malley, Bayleys Marlborough*)

Fence Bay, Onahau Bay: 8,474sqm elevated cleared site, plus boatshed and floating jetty, sold for \$615,000. (*Jeremy Ryan, Bailey Dewe, Will Porter, Bayleys Marlborough*)

Beach Street, Hokitika: Modern 2bdrm dwelling on 402sqm, sold for \$610,000. (*Kate Forsyth, Bayleys Nelson Tasman*)

Wakefield Lane, Pisa Moorings, Cromwell: 287sqm 4bdrm absolute waterfront home in a picturesque inlet off Lake Dunstan, on 1,322sqm with manicured lawn and garden with direct access to the lake, sold for \$2,525,000. (*Steven Kirk, Gary Kirk, Bayleys Cromwell*)

Lake Avenue, Frankton, Queenstown: 3bdrm absolute waterfront property with direct access to an expansive reserve with tennis courts and playground, leading right to the water's edge of Lake Wakatipu, sold for \$1,925,000. (*Monique Simpson, Hemi Brown, Bayleys Queenstown*)

Frankton Road, Queenstown: 3bdrm home on 809sqm high density-zoned absolute waterfront land near the Frankton Marina, with easy access and huge development potential, sold for \$950,000. (*Beata Pocięcha, Bayleys Queenstown*)

Wesney Terrace, Kingston: 3bdrm home on 1,161sqm at the edge of Lake Wakatipu, sold for \$1,088,000. (*Beata Pocięcha, Bayleys Queenstown*)

