



# LIFESTYLE Collection



Historic  
Marton 'gem'

**Marton** See inside for details

# Welcome

## Lifestyle property market cresting a wave

Welcome to the Lifestyle Collection, one of PGG Wrightson Real Estate's flagship publications. As you will see in the Autumn 2022 edition, we have a broad range of exceptional listings at present.

Over the past two years the lifestyle property market has accelerated beyond all previous benchmarks. Real Estate Institute of New Zealand (REINZ) statistics indicate that, for the three months to January 2022 the median price for all lifestyle properties sold in New Zealand was \$1,077,500, that's \$236,000 ahead of the median for the three months ended January 2021, a year-on-year rise of 28 per cent.

At the same time, sales volumes on a month-by-month basis appear to have dropped markedly since the start of 2022. However, this early in the year it is not prudent to draw too many conclusions about the reasons for that, or even whether it marks a sustained shift.

Either way, those trends do not seem to have caught up with the PGG Wrightson team just yet: we are busier than ever, offering the market a broad, strong selection of properties across the country, and in a wide variety of price brackets.

Purchasers of lifestyle property generally fall into two categories: city folk looking to upsize and move out of town; and farmers seeking to move in the opposite direction, downsizing while retaining all that country life has to offer.

In the former category, for those seeking a move out of suburbia, an easy commute is

likely to be one of the boxes to tick. Lifestyle developments in easy proximity to the main centres will therefore carry a premium compared to properties further away. Certain towns within easy range of the larger centres hold the same appeal.

Also becoming more and more relevant, particularly in the current pandemic era, technology is increasing the capacity for many of us to work from home, increasing opportunities to achieve work life balance, and extending the distance from home to office if the latter is an occasional rather than a daily commute.

For anyone seeking to buy, or sell, lifestyle or provincial residential property, PGG Wrightson Real Estate is fully resourced to assist. As New Zealand's largest rural service business, our capacity to assist extends beyond finding the right property and negotiating the best agreement. Our broader company's expertise covers most aspects of rural life and business, making assisting you into a new lifestyle in a rural community a natural and easy process for us.

For prompt, objective, professional assistance, call us today: our dedicated team of lifestyle property experts is waiting to hear from you.



**Peter Newbold**  
General Manager Real Estate

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**Organic Pyes Pa kiwifruit orchard secures long held goal for Matt and Sarah**

(See page 36 for story)





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# Our company

PGG Wrightson Real Estate Limited is one of New Zealand's largest single full-service real estate companies and is well-placed to offer exceptional specialist service throughout the nation. With 14 regional offices plus an additional 38 offices covering every region of New Zealand, our 13 managers and over 170 sales specialists span the country ready to work together with you to exceed your best outcome.

As an organisation, our mission is to help grow the country – helping farmers to become successful. Ultimately our ability to do this comes down to the products and services that we provide and, in particular, the capability and integrity of our people. While we are a big company, we value the importance of the local touch and encourage our people to bring fresh thinking to “go the extra mile” to help our clients succeed.

## An outstanding brand

The PGG Wrightson Real Estate brand stands out from all the others – signifying trust, integrity and remarkable results.

## A network that really works

When you deal with us you are dealing with one company and one team, not a

group of franchised operators and offices. This means you get access to our national network, with salespeople covering the entire country, who really do work together to achieve the best possible outcome for you.

## Specialist knowledge and world-class service

Our experienced, specialist staff will go out of their way to ensure your property objectives are met, delivering the very best service for your entire real estate experience, whether your property choice is urban, lifestyle or rural.

## People focused

Our clients and our staff mean everything to us. This is our company's hallmark and we are proud of it. Our clients are the

core, the heart of our business, and the very reason for our success. Our staff are among the best and most accomplished in the real estate industry. Together, they have made us who we are today and we recognise their importance in every aspect of our business.

## Unbeatable track record

We aim to be the best in what we do and we have been focused on achieving this since our business was founded almost 170 years ago. Added to this is a genuine desire to make the process of buying and selling property an exciting and seamless experience for everyone.

*A national team of expert locals.*





# Our offices

For specialist knowledge on buying and selling rural, lifestyle and rural-residential real estate throughout New Zealand, contact your local PGG Wrightson Real Estate branch.

## North Island

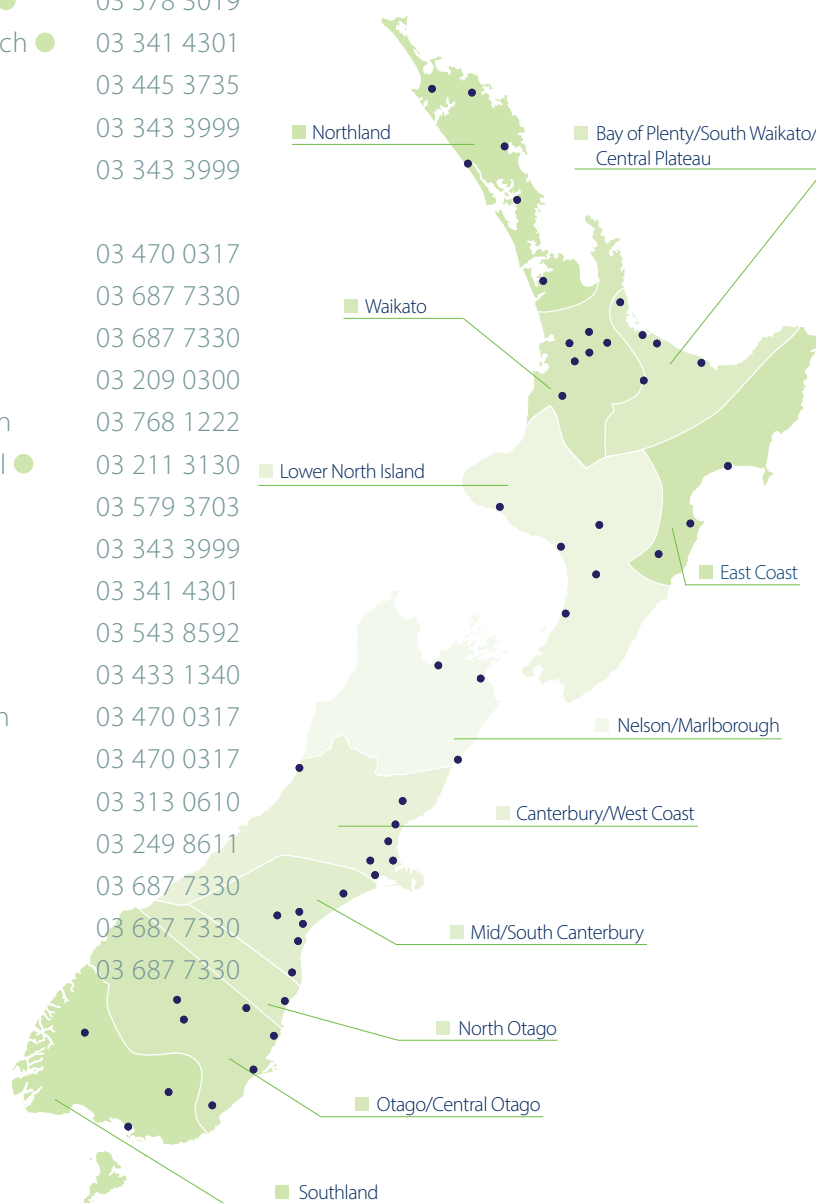
Cambridge	07 823 0647
Dargaville	09 439 3342
Feilding ●	06 323 0076
Hamilton ●	07 858 5338
Hastings ●	06 878 3156
Kaitaia	09 408 6130
Katikati	07 571 5795
Kerikeri	09 407 4832
Levin ●	06 367 0820
Masterton	06 370 1867
Matamata	07 858 5338
Morrinsville	07 889 0171
Pukekohe	09 237 2014
Rotorua ●	07 349 5486
Taihape	06 323 0076
Tauranga ●	07 571 5795
Te Awamutu	07 858 5338
Te Kuiti	07 878 0265
Te Puke	07 573 0243
Waihi ●	07 863 6589
Waipukurau	06 858 6073
Wairoa	06 873 7701
Whakatane	07 349 5486
Whangarei ●	09 470 2522
Wellsford	09 423 9712

## South Island

Alexandra	03 440 2380
Amberley	03 313 0610
Ashburton	03 307 8700
Balclutha	03 418 1381
Blenheim ●	03 578 3019
Christchurch ●	03 341 4301
Cromwell	03 445 3735
Culverden	03 343 3999
Darfield	03 343 3999
Dunedin/	
Mosgiel ●	03 470 0317
Fairlie	03 687 7330
Geraldine	03 687 7330
Gore	03 209 0300
Greymouth	03 768 1222
Invercargill ●	03 211 3130
Kaikoura	03 579 3703
Leeston	03 343 3999
Lincoln	03 341 4301
Nelson	03 543 8592
Oamaru	03 433 1340
Palmerston	03 470 0317
Ranfurly	03 470 0317
Rangiora	03 313 0610
Te Anau ●	03 249 8611
Temuka	03 687 7330
Timaru ●	03 687 7330
Waimate	03 687 7330

● PGG Wrightson Real Estate Regional Office

● PGG Wrightson Real Estate office locations



# Significant sales

The following is a sneak peek into the past few months' successful sales from our top regions nationwide. If you are after local knowledge, experience and the best outcome, contact our real estate specialists today to get your property listed and sold!

**Date Range: October 2021 - March 2022**

**SOLD**



**Greymouth Surrounds, West Coast** 4.61ha  
Shari Ferguson

Between Greymouth and Hokitika, this well laid-out, spacious home sits on a generous, developed and drained lifestyle block that includes eight paddocks, a large half-round barn, a shearing shed, yards plus load out ramp, a smoke house and butchery, a large green house and a bountiful orchard.

**SOLD**



**Tamahere, Waikato** 1.65ha  
Richard Thomson

In Waikato's most prestigious lifestyle location, the Pacific Island inspired planting, bure and heated saltwater pool provide a holiday atmosphere for entertaining, while a shed/workshop, including a mezzanine, invite options for a home-based business or hobbies. Five paddocks are set up for horses, though could equally suit cattle, sheep or horticulture.

**SOLD**



**Lower Dashwood, Marlborough** 4.37ha  
Greg Lyons & Joe Blakiston

A vineyard with substantial home 20 minutes from Blenheim, this two storey residence takes advantage of all-day sun. Energy efficiency features include double-glazing, good insulation, a freestanding log burner, two heat pumps and solar hot water. The vineyard features 2.25 hectares of Sauvignon Blanc and Pinot Gris grapes.

**SOLD**



**Te Anau, Southland** 928m<sup>2</sup>  
Sandra Macnamara

A stylish two-storey five-bedroom home, with fantastic indoor-outdoor flow from dining and lounge areas and a large paved patio area looking onto reserve green belt. Featuring fully fenced, established, easy-care grounds with a garden shed and spa pool, it is consented to sleep ten people, and set up as an accommodation provider.

**SOLD**



**Cromwell, Central Otago** 12.26ha  
Neil Bulling & Jo Nieper

Planted in 2400 export quality cherry trees, this orchard is in full production and showing excellent returns. Water is supplied through a share in the Ripponvale irrigation scheme, making this a secure investment opportunity. Able to be operated by the owner, or contracted to an orchard manager.

**SOLD**



**Oamaru, North Otago** 584m<sup>2</sup>  
Tony Spivey & Sam Spivey

An exceptional location, overlooking the harbour, coast and town, this property offers modern living over two levels, double glazed, with an easy care exterior. A spa bath, secluded patio and an aspect ensuring sun from first light to last provides the best that North Otago has to offer.



**SOLD**

**Pleasant Point, Sth Canterbury** 2559m<sup>2</sup>  
Simon Richards

Nestled in a private community surrounded by the golf course and a deer park, this 2015 home includes mountain views, a well-appointed designer kitchen complete with high spec appliances and generous work spaces, dedicated dining and lounge areas and outdoor living complemented by a heated in-ground swimming pool and spa.

**SOLD**

**Feilding, Manawatu** 1033m<sup>2</sup>  
Jacqui Campion

A private, mature low-maintenance section provides an elegant setting for a home where comfort, convenience and attention to detail are to the fore.

Ducted heating, double glazing, a shady outdoor entertaining area and an 11 metre solar heated pool are among the outstanding features of this meticulously maintained home.

**SOLD**

**Puketapu, Hawke's Bay** 8.13ha  
Peter Dick

Proximity to Taradale and Puketapu, fertile land, extensive sheds, a desirable family home and a studio attached to the garage provide several levels of appeal. Rich soils and a water consent to irrigate ensure numerous land use options including apples, berries and process crops, as well as pasture for horses and sheep.

**SOLD**

**Kaipoi, Waimakariri** 9050m<sup>2</sup>  
Maria Rickerby

Set in parklike grounds, complete with stream boundaries and an in-ground pool, this property enjoys all the benefits of country living, with amenities and the motorway nearby. A majestic two storey home has many extras, including a spa, a summer house, internal vacuum, storage, a new roof and double glazing.

**SOLD**

**Katikati, Bay of Plenty** 1.48ha  
Sue McNeil

A tasteful brick and tile home designed and built for comfort and convenience, with spacious living rooms that offer fabulous indoor/outdoor flow and generous bedrooms with a high stud creating a refreshing sense of space, set within beautifully landscaped gardens purpose-built for alfresco living, complete with an all-weather log fire.

**SOLD**

**Chain Hills, Dunedin** 2.01ha  
Paul Thomson

A near new home with open plan living, scullery, wood burner and heat pump. A large deck and barbecue make for a sunny outdoor entertainment space to enjoy the tui and bellbirds living in the property's bush. Also includes three pony or stock paddocks and a stand of exotic trees.

**SOLD**

**Raglan, Waikato** 970m<sup>2</sup>  
Jono Hutson

In an elevated and sought after location, this two storey recently re-carpeted home enjoys outstanding views. Warm timber finishes, chunky wooden beams, stained glass windows and a wood burner with wetback add to the cosy charm inside, while a cobbled courtyard with raised flower and vegetable gardens complete the picture.

**SOLD**

**Paengaroa, Bay of Plenty** 9325m<sup>2</sup>  
Ben Nottingham

A brick and tile family home on a generous sized piece of prime, underdeveloped industrial land. A separate three-bay garage and workshop provides for ample storage, and the grounds, including a citrus orchard with lemons, limes, and lemonades, are meticulously tended. Offers significant potential as the business park surrounding it develops.

**SOLD**

**Matakana, Auckland** 1 - 1.9ha  
Scott Tapp

Matakana's small town charm and vibrant local community, coupled with proximity to Omaha Beach, give this boutique locality strong appeal. Generous sections with sufficient space to build, grow a few fruit trees, run smaller livestock or re-establish natives, all within relatively easy reach of Auckland, make this lifestyle subdivision a compelling proposition.



# North Island

Auckland's residential market influences much of the North Island's lifestyle property market, particularly closer to the city.

In recent months the volume of North Island lifestyle sales has dropped markedly away from previous record levels. Values have remained consistent, holding the exceptional gains of the past two years.

Encompassing Auckland, Hamilton, and Tauranga, the so called 'golden triangle' casts a wide net, and will continue to be the focus of trends to move out of the big centres.

Further south, similar though less dramatic trends play out in regions around Wellington, particularly Wairarapa and Horowhenua, also Manawatu-Whanganui and Hawke's Bay.







**DARGAVILLE, NORTHLAND** 2313 Waihue Road

4 bedrooms 2 bathrooms 2 car spaces

### Touch of Paradise

From driving up the drive through the park like grounds on two hectares, past the lake, watching the baby quails crossing the driveway, to the split-stone four-bedroom family home with double garaging, I'm sure you will fall in love with this country property. The home caters for entertainment with the family room having access to the large, covered deck which looks out into the beautiful gardens. The attraction is the quiet and privacy, it is worth seeing to enjoy the beautiful surroundings the property offers. With my vendors relocating and packed ready to go don't miss viewing this one.

**Megan Browning**

**M** 027 668 8468

**E** mbrowning@pggwrightson.co.nz

### Auction

(Unless Sold Prior)

11.00am, Tuesday 19 April

PGG Wrightson, 117 Victoria Street, Dargaville

[www.pggwre.co.nz/DAG35796](http://www.pggwre.co.nz/DAG35796)





## DARGAVILLE, NORTHLAND

### Build Your Lifestyle Dream

A special piece of paradise located smack bang on the edge of town. With a footprint of over nine hectares, it is the perfect lifestyle block, big enough with plenty of space to create your ideal lifestyle yet small enough for easy maintenance and sustainable living. This property has great contour which consists of flat to rolling and is ripe and ready for you to make your mark. The property offers great elevated areas to build your dream home, with rural views and views of the Dargaville township and the Northern Wairoa River, with the rest of the land utilised for grazing. Location is key with being only 2.8km approximately from the Dargaville township.

**Ron Grbin**

**M** 027 471 6388

**E** [rgrbin@pggwrightson.co.nz](mailto:rgrbin@pggwrightson.co.nz)

**Barry Banicevich**

**M** 021 999 591

**E** [bbanicevich@pggwrightson.co.nz](mailto:bbanicevich@pggwrightson.co.nz)

### Deadline Sale

Plus GST (if any)

(Unless Sold Prior)

Closes 4.00pm, Thursday 31 March

[www.pggwre.co.nz/DAG35671](http://www.pggwre.co.nz/DAG35671)





## POROTI, NORTHLAND 121 Springs Road

### A Special Piece of Land on Springs Road Whatatiri

With the vendor having moved from the area, they have instructed us to sell this property. A gorgeous piece of land containing 4.91 hectares of both bush and flat north facing volcanic land approximately three hectares of which is suitable for some types of horticulture. The horticulture land has had an informal assessment made as being suitable for establishing bananas. The available water is a feature with a very nice spring-fed stream running through the southern end of the property. The property is currently fenced into two paddocks and features two heritage stone walls. This is a superior piece of land that is well worth a look, so give Dennis or Tom a call for more information.

**Dennis Wallace**

**M** 022 312 7704

**E** [dennis.wallace@pggwrightson.co.nz](mailto:dennis.wallace@pggwrightson.co.nz)

**Tom Hackett**

**M** 027 498 2908

**E** [tom.hackett@pggwrightson.co.nz](mailto:tom.hackett@pggwrightson.co.nz)

### Price by Negotiation

GST Inclusive

[www.pggwre.co.nz/WHG35586](http://www.pggwre.co.nz/WHG35586)





## **MAUNGATUROTO, NORTHLAND** Lot 2 678 Gorge Road

### **Gorge Road - Ticks the Boxes**

You are in luck; our vendor has decided to sell Lot 2, the block he was going to keep. It's all set up and ready to build on. This block is new to the market and is still awaiting title. No building covenants. There is already a driveway and power is connected, there are windbreaks around the entire property a raised enclosed garden and beautiful plantings. A Geo-tech report has been done and the contour is mainly flat. There is also an enclosed shed that is insulated with a concrete floor. This block is very attractive and won't last so get in quick.

#### **Tracey Parrish**

**M** 027 489 4996

**E** [tracey.parrish@pggwrightson.co.nz](mailto:tracey.parrish@pggwrightson.co.nz)

### **Offers in the \$600,000's**

GST Inclusive

**[www.pggwre.co.nz/WHG34047](http://www.pggwre.co.nz/WHG34047)**





## MAUNGATUROTO, NORTHLAND 675 Gorge Road

### Lifestyle Lots - Take Your Pick

Secure your future with one of these five newly created lifestyle blocks, positioned for all day sun and beautiful rural views in a quite country setting but with amenities not far away. Five lots ranging from 0.8419 hectares to 1.0405 hectares. These blocks are subject to resource consent, final survey, and issue of new titles. There are no restrictive covenants and power will be to the boundaries. Inspection welcome.

Prices start in the early \$400,000's.

**Tracey Parrish**

**M** 027 489 4996

**E** [tracey.parrish@pggwrightson.co.nz](mailto:tracey.parrish@pggwrightson.co.nz)

### For Sale

[www.pggwre.co.nz/WHG35550](http://www.pggwre.co.nz/WHG35550)





## WHAKATIWAI, KAIAUA 1177C East Coast Road

3 1

### Coastal Development Land

Located on the Firth of Thames at Pt Wharekawa, Kaiaua, this block of 98 hectares of coastal land has applied for consent for a 16 hectare subdivision as part of it. Consisting of 30 sections with Lots ranging from 2500m<sup>2</sup> up to 6026m<sup>2</sup> in size. The subdivision offers sea views of the Firth of Thames and is only minutes from the boat ramp and township of Kaiaua. With rural outlooks on its boundaries as well as a stream adding to the tranquil ambience of the subdivision. The consent process is in the final stages of being approved. A scheme plan is available. Access to the development is through an adjoining residential home the vendor owns.

**Mark Needham**

**M** 027 704 6833

**E** mneedham@pggwrightson.co.nz

### Tender

Plus GST (if any)

(Unless Sold By Private Treaty)

Closes 3.00pm, Tuesday 12 April

[www.pggwre.co.nz/PUK35553](http://www.pggwre.co.nz/PUK35553)





## TUAKAU, PUKEKOHE 2-34 Dromgools Road

3 1

### 4.3ha Residential Zoned and 5.1ha Rural Zoned

Located on the edge of the township of Tuakau this property on Dromgools Road has been given a zone change to residential and is now going to market by Deadline Sale (unless sold prior). This land package includes the adjoining block, offering a prime opportunity for the developer looking for that next subdivision. With an elevated, gentle sloping contour. A water course on the south-eastern boundary allows for a natural drainage and waterflow. Some infrastructure work will be required with regards to connecting to the Tuakau civil system as part of the development. The adjoining 5.1 hectares provides an option for a reserve or for water management purposes.

#### Kane Needham

**B** 027 336 8709 **M** 027 336 8709  
**E** kane.needham@pggwrightson.co.nz

#### Mark Needham

**M** 027 704 6833  
**E** mneedham@pggwrightson.co.nz

### Deadline Sale

Plus GST (if any)  
(Unless Sold Prior)  
Closes 3.00pm, Wednesday, 6 April

[www.pggwre.co.nz/PUK35576](http://www.pggwre.co.nz/PUK35576)





# Coastal block offers rare opportunity for exclusive subdivision

[pggwre.co.nz/PUK35553](https://pggwre.co.nz/PUK35553) | Mark Needham - 027 704 6833

A 98 hectare Firth of Thames coastal block with a potential consent for a 16 hectare subdivision is for sale.

Located at Point Wharekawa, Whakatiwai and presently in grazing land, the property is located 40 kilometres east of the Bombay Hills, so within easy access of Auckland.

Mark Needham of PGG Wrightson Real Estate, Pukekohe, who is marketing the property, says it offers all the criteria for an exclusive development. Consisting of three titles, the subdivision is in the consent process awaiting final approval.

"This site has sea views of the Firth of Thames and is only minutes from the boat ramp and township of Kaiaua. With a stream running through it and rural outlooks on its boundaries, the eventual subdivision built here will enjoy a tranquil ambience. Access to the development is through an adjoining residential home that is offered as part of the

sale. This will enable the developer to present the subdivision as an exclusive development with its own private road access, therefore creating a gated community if desired," he says.

Comprising 30 sections, lots on the planned and consented subdivision range from 2500 to 6026 square metres.

As an option for the purchaser, as well as the 16 hectare subdivision, the remaining 82 hectare block is also available. This is predominantly grazing land, though includes an airstrip plus hanger, which depending on the ultimate direction of the development could become the focal point for a private aero club for subdivision residents. A picturesque stream and the bush settings on the hills at the back of the property offer the



potential to include walks and bike tracks as part of the development, augmenting yet further its appeal for residents.

Mark Needham says the Firth of Thames, and



***This site has sea views of the Firth of Thames and is only minutes from the boat ramp and township of Kaiaua***



Kaiaua in particular, is becoming a magnet for Aucklanders looking for a rural lifestyle.

"This district is in easy proximity of Bombay Crossroad. With the Southern Motorway, so long as you pick your time to travel, you can be almost as close to Auckland as anyone who lives in the city itself.

"Kaiaua is on the Coromandel Peninsula's doorstep, 18 kilometres from State Highway 2 and 34 kilometres from State Highway 1. With an abundance of recreational opportunities, it is also the starting point to one of the Great Rides of the New Zealand Cycle Trail system, the Hauraki Rail Trail, which traces the coastline south along the Firth of Thames.

This route incorporates the coastal bird watching area and Miranda Hot Springs. On the western shore of the Firth of Thames the Shorebird Centre has had recent sightings of 11 arctic migrants and vagrants and 12 New Zealand species, while the famous HMNZS Hinaiu shipwreck is a short walk from the township," he says.

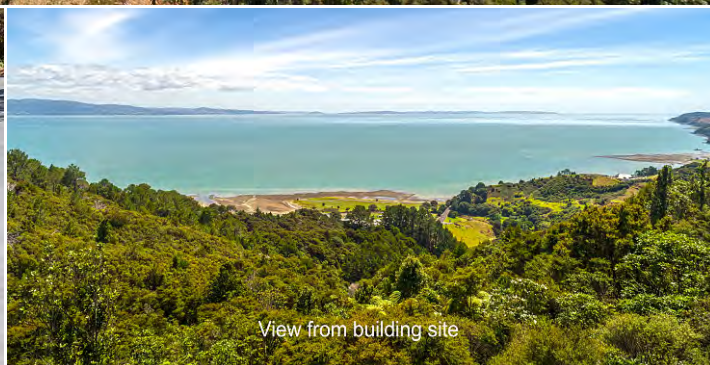
Coastal land does not come up often and opportunities with a subdivision option are very rare.







Boundary lines are indicative only



View from building site

## **TAPU, THAMES-COROMANDEL** Lot 4 48 Tapu Coroglen Road

### **The Next Level**

Are you looking for the perfect position to build your dream home or grand design? Somewhere peaceful and private close to beautiful beaches with a bush backdrop? Come and discover Lot 4 in this next level subdivision with stunning panoramic views across the Waikato, Hauraki Gulf and Coromandel. This subdivision is in a class of its own - prepare to be amazed. There are nine sections in total, designed to maximise the commanding views with natives being planted on bunds between them providing shelter and maintaining privacy while still preserving the desirable friendly feeling of a coastal community. The entry off Tapu Coroglen Road is via the newly formed Tapu Heights Rise.

**Emma Muir**

**M** 027 210 1803

**E** [emma.muir@pggwrightson.co.nz](mailto:emma.muir@pggwrightson.co.nz)

**\$780,000**

GST Inclusive

[www.pggwre.co.nz/MOR35643](http://www.pggwre.co.nz/MOR35643)





## WAIHI, HAURAKI

### Edge of Town - Waihi!

Ideally situated on the edge of town with a rural aspect is this lovely lifestyle property of 1.7 hectares (more or less).

There's an 18m x 16m high stud five-door shed on site together with a loading race and pens.

Power, water and sewerage are yet to be connected with the property currently undergoing subdivision so is subject to title.

**Mike Matutinovich**

**M** 027 474 5345

**E** mmatutinovich@pggwrightson.co.nz

### Price by Negotiation

[www.pggwre.co.nz/WAH35839](http://www.pggwre.co.nz/WAH35839)





**TE AROHA, WAIKATO** Lot 1 1704 Te Aroha-Gordon Road

**No Building Covenants!**

If you are searching for a blank canvas upon which to build or transport your dream home, your options are aplenty with no building covenants. The 6921m<sup>2</sup> bare block is well located midway between Matamata and Te Aroha and you will enjoy the rural vista encompassing the Kaimai Ranges. Power supply is on the boundary, and water will be the responsibility of the new owner with roof catchment being typical in the district for lifestyle properties.

**Price by Negotiation**

GST Inclusive

[www.pggwre.co.nz/MAT35502](http://www.pggwre.co.nz/MAT35502)

**Peter Donnelly**

**M** 021 449 559

**E** [pdonnelly@pggwrightson.co.nz](mailto:pdonnelly@pggwrightson.co.nz)





## HORSHAM DOWNS, WAIKATO 60 Speedy Road

3 2 2

### Horsham Downs Retreat

The 2.665ha property is located in the Horsham Downs area within easy travelling distance to Hamilton and with easy access to the motorway. The 340m<sup>2</sup> (approximately) three bedroom, two bathroom home has a huge main bedroom with ensuite and a small deck accessed via ranch slider. The very spacious kitchen adjoins one of several living areas and has great views of the outside grounds. The double garage has an attached side room currently used as an office, and the substantial patio leads to a separate utility shed. The gardens are well thought out and projects a park-like feeling right from the gate.

#### Neale Grubb

M 021 939 548

E [ngrubb@pggwrightson.co.nz](mailto:ngrubb@pggwrightson.co.nz)

#### Peter Wylie

M 027 473 5855

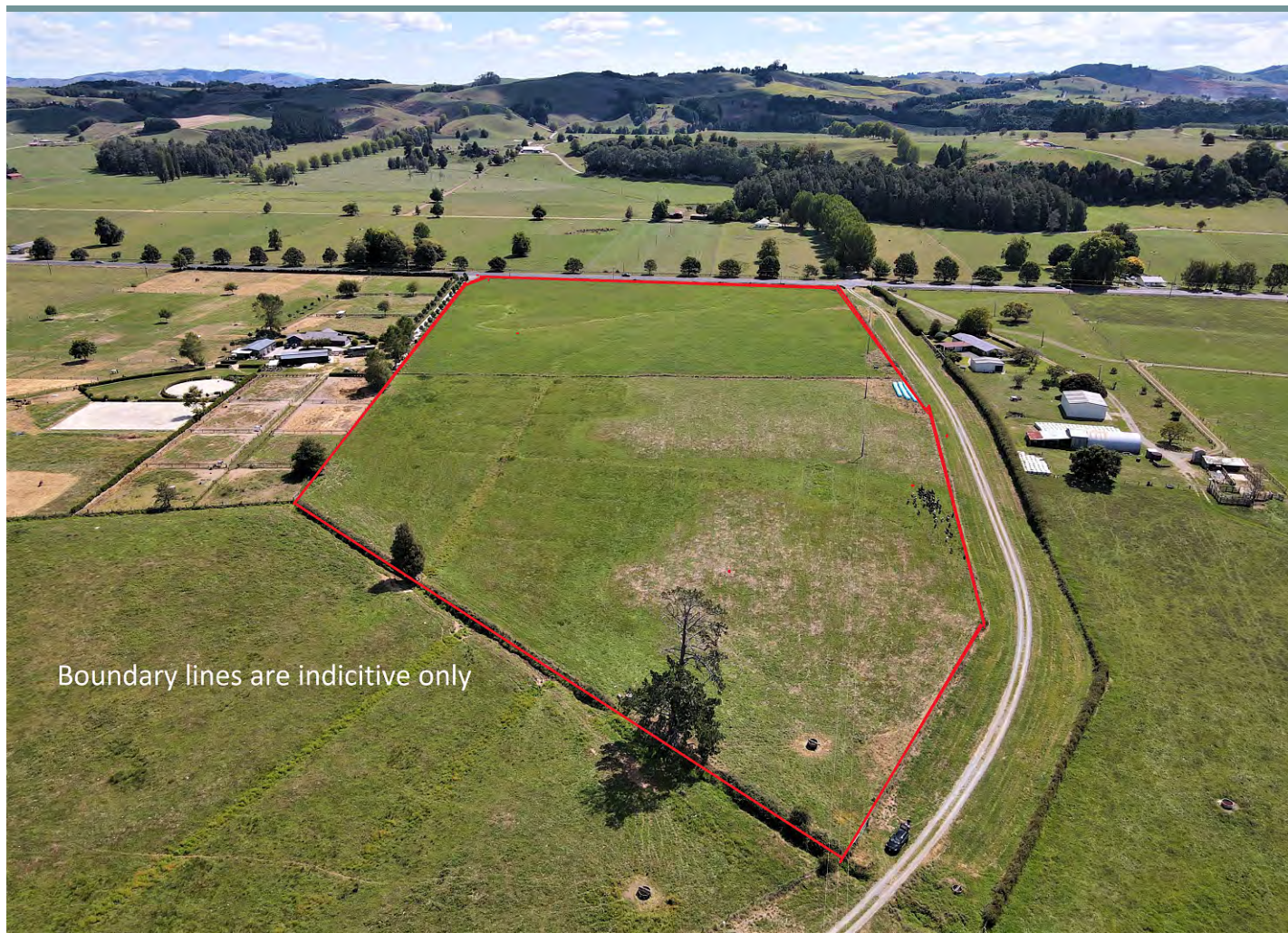
E [pwylie@pggwrightson.co.nz](mailto:pwylie@pggwrightson.co.nz)

**\$1.7M**

GST Inclusive

[www.pggwre.co.nz/HAM35485](http://www.pggwre.co.nz/HAM35485)





## MATAMATA, WAIKATO State Highway 29

### Gilt Edged Location

A unique and rare opportunity to acquire a 7.5955 hectares (18.77 acres more or less) of bare land in an excellent location in central Waikato. The flat contour block is currently used for fattening and cut and carry of pasture and is part of a larger land holding. Soils are Tirau ash on a flat contour, and will command many options to life-stylers, retired farmers, and equine, as examples. A feature is the location with proximity to Cambridge, Tirau and Matamata, and its commanding views over the surrounding countryside, and close to recreational pursuits, such as water sports, walking and biking tracks, with Lake Karapiro only minutes away. This property will create strong interest.

**Trevor Kenny**

**M** 021 791 643

**E** [trevor.kenny@pggwrightson.co.nz](mailto:trevor.kenny@pggwrightson.co.nz)

### Auction

Plus GST (if any)

(Unless Sold Prior)

3.00pm, Thursday 14 April

J Swap Function Centre Cafe, 5 Pepper Street, Matamata

[www.pggwre.co.nz/MAT35736](http://www.pggwre.co.nz/MAT35736)





**CAMBRIDGE, WAIKATO** 1/39 Maungakawa Road

3 1 1

### Passion for Horses

This unique 5108m<sup>2</sup> property is currently well set up for ponies, boasting a barn with six stables, two cross ties, wash bay and feed room. Add in a covered sand yard - with stand off pad, various open sand yards, a 25m x 50m sand arena and five small paddocks and you have everything you need to feed that equine hobby. The views from this tidy, easy care three bedroom home are spectacular and the peace and quiet make you feel you could be miles from anywhere. Anyone looking for all the advantages of a country lifestyle without compromising the ease of town living needs to call me today to chat further.

### Auction

GST Inclusive  
(Unless Sold Prior)  
11.00am, Wednesday 23 March  
PGGWRE, 87 Duke Street, Cambridge

[www.pggwre.co.nz/CAM35693](http://www.pggwre.co.nz/CAM35693)

**Alison Nicholson**

**M** 022 621 0942

**E** [Alison.Nicholson@pggwrightson.co.nz](mailto:Alison.Nicholson@pggwrightson.co.nz)





[pggwre.co.nz/CAM35071](https://pggwre.co.nz/CAM35071) | Martin Lee - 027 497 0830

## Jake and Margreet Chardon came to New Zealand from the Netherlands in 2000

Jake is a geneticist and the couple moved 18,000 kilometres, halfway around the world, when he was offered a position with LIC.

Martin Lee of PGG Wrightson Real Estate, Cambridge sold them a Rotorangi lifestyle block, in the Waipa district overlooking a wide swathe of the upper North Island.

Jake and Margreet have transformed the property, 12 kilometres south of Cambridge, into their own private park, planting more than 25,000 trees on their 25 hectares. They also engaged architect Neil Keiser to build a house on an elevated section of the property, commanding views of six volcanoes.

Jake says on a clear day they can even sit on the deck and see Mount Taranaki, around 200 kilometres away.

"When you come from a flat country, like we do, you never tire of the views. Even after living here for 20 years, they are impossible to take for granted. We could watch the sun setting over all those beautiful volcanoes forever," says Jake.

Originally farmland and running stock, the Chardons have progressively retired the property, putting in at least 1000 native trees every year so that 16 hectares is now planted, alongside a small stand of eucalypts for firewood, and some remaining paddocks now leased to a neighbour.

According to Jake, when they arrived there were almost no birds, though that has changed immensely.

"Planting trees has helped create a new



ecosystem where so many birds are thriving, especially tui and bellbirds, though we see almost every bird species here. To be able to plant trees then wait a few years for them to be populated with such thriving birdlife would be almost impossible in most countries," he says.

Proximity to mainland ecological island Sanctuary Mountain Maungatautari, a 3400 hectare pest-fenced reserve to the south, also boosts the bird life.

Now the time has come for the Chardons to return to the Netherlands, to be closer to friends and family. They called Martin Lee back to sell the property again. He says under Jake and Margreet's studious stewardship it has become a private park.

"A modern architecturally-designed homestead completed in 2009 and overlooking a native bush clad sanctuary, this property has the benefit of privacy, serenity, security, long views, and very low inputs. As well as the 25.9 hectare property, a 16.9 hectare adjoining block is also for sale, including a huge and superb elevated pre-prepared building site. Both blocks hold potential for passive income from carbon credits," says Martin.



***This is where you  
can come to rest and  
enjoy nature.***

***All we hear is  
the birds.***



One unique aspect of their lifestyle that Jake and Margreet will particularly miss when they go back to the Netherlands is the tranquillity.

"It is absolutely quiet. When you are almost anywhere else in the world, you can hear traffic on the roads, or the neighbours, the hectic sounds of city life. We hear none of that. This is where you can come to rest and enjoy nature. All we hear is the birds. They wake us up every morning."

After that, Jake admits coming to terms with a country that is smaller than the combined size of Waikato and King Country, only with 17 million people, will be difficult.







**CAMBRIDGE, WAIKATO** 88 Tirohanga Road

4 2 2

### Stunning Property with Size and Options

Purchase one title, the other, or both! 25.9ha \$3.5M plus GST - 16.9ha \$1.7M plus GST  
The 347m<sup>2</sup> Neil Keiser designed homestead completed in 2009 overlooks a native bush clad sanctuary on 25.9ha. A superb elevated pre-prepared huge second building site on the 16.9ha title offers options for an additional or alternate dwelling. An opportunity to further plant your own lifestyle or continue grazing. 8-9ha grazing on the 25.9ha block and 11ha grazing on the 16.6ha block (currently leased at \$1,437 per month). Key features of this property include privacy, security, views, two titles and very low inputs. Enjoy living in your private park with potential for passive income from carbon credits.

**\$3.5M**

Plus GST (if any)

[www.pggwre.co.nz/CAM35071](http://www.pggwre.co.nz/CAM35071)

**Martin Lee**

**M** 027 497 0830

**E** martin.lee@pggwrightson.co.nz





## TE KOWHAI, WAIKATO 69 Hawksgrip Road

6 3

### Quality 20 Hectares

Welcome to 69 Hawksgrip Road, a wonderfully secluded property located just west of "The Base" in Hamilton. Situated on this property is a comfortable three-bedroom home and two self contained dwellings. The grounds feature mature fruits trees, garden beds and great entertaining areas. The farm is well equipped with 22 paddocks, cattle yards, a four-bay haybarn, a two-bay barn and sandy loam soils that would suit horticulture, grazing and equestrian.

### Tender

GST Inclusive  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Friday 25 March

[www.pggwre.co.nz/HAM35300](http://www.pggwre.co.nz/HAM35300)

**Richard Thomson**

**M** 027 294 8625

**E** richard.thomson@pggwrightson.co.nz





# Rare Waikato lifestyle sections overlooking spectacular Ruapuke beach for sale

[pggwre.co.nz](http://pggwre.co.nz) | Richard Thomson - 027 294 8625

Two remaining prime lifestyle sections overlooking spectacular Ruapuke beach are for sale.

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Presented to the market by Richard Thomson of PGG Wrightson Real Estate, Hamilton, the sections are each one hectare. Richard says they have huge scarcity value.

"They both have incredible ocean and mountain views, within walking distance of Ruapuke beach. Properties of this type in this breath-taking location rarely come to the market.

"Ruapuke beach is perfect for after work walks, fishing off the rocks, surfing or horse trekking. These two properties command outstanding views in both directions: across the Tasman Sea to the west, or back to Mount Karioi the other way.

"Available now, with driveways and platforms constructed, the new owners of these two ideally positioned sites will be at liberty to proceed with the joy and privilege of planning their dream build," says Richard.

Raglan, located 24 kilometres north east of Ruapuke, is internationally renowned as both a surfing mecca and for its dramatically scenic coastline. A series of beaches on this coast, from Ruapuke back to Raglan, are favoured black sand surfing destinations, while at 58 kilometres south west of Hamilton, Ruapuke is within a comfortable commute.

Areas of covenanted and tracked native bush, habitat for abundant bird life, are attached to the subdivision. The district also contains numerous pre-European archaeological sites.

Off the grid, alternative power is part of the Ruapuke lifestyle, with residences built on the subdivision set to be solar powered.

Two similar adjacent properties have already sold, with the final two that are currently for sale set to complete the subdivision.





## **RAGLAN, WAIKATO** 2 Lots at 1549 Whaanga Road

### **Lifestyle Sections Coming to the Market!**

Situated at Ruapuke near Raglan are two amazing lifestyle sections ranging in size from 8000m<sup>2</sup> to 1.1ha, both with incredible ocean and mountain views. Very few properties ever come to market that are within walking distance of Ruapuke Beach. This beach is perfect for after work walks, fish off the rocks, beach surfing or a horse trek. Take your pick of the sites available now and start planning your dream build.

### **Price by Negotiation**

GST Inclusive

[www.pggwre.co.nz/HAM32446](http://www.pggwre.co.nz/HAM32446)

**Richard Thomson**

**M** 027 294 8625

**E** richard.thomson@pggwrightson.co.nz





## TE KUITI, WAITOMO 16 Taruna Place

4 2 3

### Timeless Design on Taruna

If you are looking for a quality home of timeless design with space and privacy, then 16 Taruna Place is an opportunity not to miss. Built in the 1980s, of quality materials this brick and plaster home features an extension to the lounge area plus an ensuite walk-in wardrobe, both completed in 2012. Set on a generous 1897m<sup>2</sup> section which includes an inground pool, changing area, outdoor cabana (frame only), spa pool, semi-enclosed car port, separate double garaging, easy care landscaping, a sloping lawn area and off-street parking, this impressive property exudes style and great family living. For further enquiry on this property, please call Shay-Lee Wylie 021 660 140.

**Peter Wylie**

**M** 027 473 5855

**E** [pwylie@pggwrightson.co.nz](mailto:pwylie@pggwrightson.co.nz)

### Tender

GST Inclusive  
(Unless Sold By Private Treaty)  
Closes 11.00am, Friday 8 April  
PGGWRE, 57 Rora Street, Te Kuiti

[www.pggwre.co.nz/TEK35749](http://www.pggwre.co.nz/TEK35749)





## TE KUITI, WAITOMO 50 Ailsa Street

3 bedrooms 1 bathroom 3 car spaces

### Great Location Great Option

Found at the end of popular Ailsa Street cul de sac in an elevated location, you will fall in love with this delightful and immaculate 1960s family home. The easterly views are magnificent. Watch the sunrise in all its glory from the modern kitchen as the sun casts its glow over Te Kuiti. A large amount of rural land overlooks this wonderful home on the western side.

This very tidy family home has three double bedrooms where two of the bedrooms open out onto a deck, as does the lounge area. Off the lounge is a conservatory which is a great place to get the winter washing dry. For further enquiry on this property, please call Shay-Lee Wylie 021 660 140.

#### Peter Wylie

M 027 473 5855

E [pwylie@pggwrightson.co.nz](mailto:pwylie@pggwrightson.co.nz)

**\$595,000**

GST Inclusive

[www.pggwre.co.nz/TEK35742](http://www.pggwre.co.nz/TEK35742)





## KATIKATI, BAY OF PLENTY 17 McMillan Road

2 1

### Orchard Escape

9.7367ha in two titles. 2.31 can ha of kiwifruit - 0.48 can ha G3 Gold, 1.83 can ha green; 144 mature and 127 young avos and a lusitanica forest. A stylish, rustic cottage, sheds for the boat, workshop and more. Kiwifruit currently leased to DMS, proceeds of the crop are included. Water consent for frost protection. Around 100 delicious mature, mixed home orchard trees for friends and the fruit bowl. An exclusive no exit road location with great swimming hole. Minutes to the boat ramp, walk to cafe, 14km to great surf at Waihi Beach and 6km to Katikati town.

**Andrew Fowler**

**M** 027 275 2244

**E** afowler@pggwrightson.co.nz

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Thursday 7 April

[www.pggwre.co.nz/TAR35699](http://www.pggwre.co.nz/TAR35699)





## AONGATETE, BAY OF PLENTY 329C Thompsons Track

3 3

### Kiwifruit, Views, Water!

21.91 ha with Resource Consent approved to subdivide the property into two separate titles. Approx 4.6 can ha of young Hayward green kiwifruit vines and approx 3ha to 4ha of developable horticulture land. The three bedroom and office home has amazing indoor/outdoor flow and boasts awesome views. There is an additional building, consented as a shed with office, kitchenette and bathroom. The balance of the land is in grazing, native and exotic bush and a stream meanders through the property on the eastern boundary. Other improvements include a large implement shed, good stock yards and stock proof fencing. Options available: Orchard or the entire property. Talk to Sue or Anton.

#### Sue McNeil

M 021 748 200

E sue.mcneil@pggwrightson.co.nz

#### Anton Terblanche

M 021 324 702

E anton.terblanche@pggwrightson.co.nz

### Auction

Plus GST (if any)

(Unless Sold Prior)

1.00pm, Thursday 21 April On Site

[www.pggwre.co.nz/KAT35603](http://www.pggwre.co.nz/KAT35603)





## AONGATETE, BAY OF PLENTY 24 Gleneagles Drive

3 2 2

### Private Estate Lifestyle!

This comfortable three bedroom home of more than 210m<sup>2</sup> (approx) boasts two bathrooms (main bedroom with en suite), open plan kitchen, dining, lounge, double garage and a golf cart garage. A study extending to a sunroom makes for an ideal work from home situation. This is a solid brick and tile beauty with heat pump, covered outdoor living areas, established gardens and is nicely positioned on 610m<sup>2</sup> of land. The sale comes complete with paid Fairview Country Club membership fees worth \$13,670.59. Imagine sun-drenched lunches on your private porch or enjoy the amazing championship standard golf course on your doorstep!

**Anton Terblanche**

**M** 021 324 702

**E** [anton.terblanche@pggwrightson.co.nz](mailto:anton.terblanche@pggwrightson.co.nz)

**Enquiries Over \$960,000**

GST Inclusive

[www.pggwre.co.nz/TAR35542](http://www.pggwre.co.nz/TAR35542)





## TE PUNA, BAY OF PLENTY 56B Te Puna Road

4 2 2

### Spacious Tranquility in Te Puna

This quality property, close to Tauranga city offers a high level of tranquillity and privacy, on 3.23ha of fertile Bay of Plenty soil. The property boasts a family home with four bedrooms, two bathrooms, open plan kitchen/dining area, lounge and stunning views from the balconies and covered patios. One of the bedrooms has a separate entry with a kitchenette and its own access to a bathroom. A new shed includes an impressive solar system with 16 solar panels and battery. Approximately 2.5ha of land is used for hay production which generates a handy income. Native and exotic trees, multiple fruit trees, beautiful gardens, a pond and the Hakao stream can be found on the balance of the land.

**Anton Terblanche**

**M** 021 324 702

**E** [anton.terblanche@pggwrightson.co.nz](mailto:anton.terblanche@pggwrightson.co.nz)

### Enquiries Over \$1.75M

GST Inclusive

[www.pggwre.co.nz/TAR32047](http://www.pggwre.co.nz/TAR32047)





## LOWER KAIMAI, BAY OF PLENTY 6C McLaren Falls Road

5 2 4

### Two Homes, Central Location!

Centrally located to Tauranga and the Waikato with a solid brick three bedroom main dwelling and a classic two bedroom cottage on 8114m<sup>2</sup> of mainly flat land.

The property boasts electronic gates and good fencing. Two containers converted into a workshop and an office/studio (with insulation and power) connected by a covered commercial half round shelter area which provides a service area or vehicle parking. Also, two containers converted into a storage room and a gym. Plus a separate multi-use building and some sheds.

Our motivated vendors are heading abroad and are inviting offers around \$1.6M. So, be quick!

**Anton Terblanche**

**M** 021 324 702

**E** anton.terblanche@pggwrightson.co.nz

### Deadline Private Treaty

GST Inclusive

(Unless Sold Prior)

Closes 12.30pm, Thursday 7 April

[www.pggwre.co.nz/TAR35755](http://www.pggwre.co.nz/TAR35755)





## OMANAWA, BAY OF PLENTY 17 Sarona Park Drive

4 2 2

### Amazing American Barn Lifestyle!

Unique lifestyle development. 1.87ha of good land. American barn style home which includes double glazing, polished concrete floors, separate media room, open plan kitchen/dining/living and double garage. The main bedroom comes with a designer en suite and walk-in-wardrobe. Kids will enjoy the playground and flying fox and a local horse breeder takes care of producing hay from the balance of the land which generates a small income. Further improvements include a large Redpath hothouse. The property is perfect for self-sustainability.

**Anton Terblanche**

**M** 021 324 702

**E** [anton.terblanche@pggwrightson.co.nz](mailto:anton.terblanche@pggwrightson.co.nz)

### For Sale

[www.pggwre.co.nz/TAR35455](http://www.pggwre.co.nz/TAR35455)





# Organic Pyes Pa kiwifruit orchard secures long held goal for Matt and Sarah

After chasing the Bay of Plenty lifestyle dream for four years, Matt and Sarah Strahan were beginning to wonder if they would ever find a property to fulfil those hopes.

Meanwhile Frances and Roger Dunham, who had taken on an organic kiwifruit orchard in December 2000, were reaching the stage in life where they were ready to make their next move.

Matt and Sarah, meet Frances and Roger.

Organising the introduction, Anton Terblanche of PGG Wrightson Real Estate, Tauranga, who came on board to market the Dunhams' 5.5 hectare Pyes Pa property in December 2021.

Roger Dunham says he and Frances

thoroughly enjoyed their 21 years on the property.

"Back in 2000 we wanted a lifestyle with an income. I was halfway through a teaching career. This worked out fine for us. I have enjoyed the challenge of managing an orchard. We decided to run it ourselves, rather than contracting it out. Ensuring all the tasks are done correctly has been a responsibility, though we have stayed on top of it and the financial rewards have been excellent," he says.



“  
***When we had a look through, we quickly realised it was the right fit for us,***  
”

Those responsibilities include mowing, re-planting to replace ailing vines, pest control, pruning and harvesting, though the latter is contracted to pack house company Apata. Despite the Psa virus hitting many kiwifruit

growers in 2010, the Dunhams came through largely unscathed, only losing a few of their male plants, though in the meantime they have converted to the more productive chieftain variety of males, anyway.

They have also converted 1.15 hectares of the orchard, originally planted in 1983, to the more lucrative SunGold variety, where new vines are grafted onto the existing rootstock; they purchased an approximately one hectare neighbouring orchard; and built a new house in 2009, replacing a homestead that dated back to the 1920s.

Roger says keeping the orchard's organic

status, which rewards them with a premium price for their fruit, is fairly straightforward.

“Doing the annual audit only takes one day, though you do have to prepare for it and remain aware of it the rest of the time. Apart from that, there are regular tasks that come up through the year, though we have good systems for that after two decades,” he says.

Now it's time for Matt and Sarah to take on those responsibilities. They both grew up in rural communities and want to give similar experiences to their sons Hunter and Alex, as Matt explains.

“We have been Bay of Plenty based for 11 years, living in Tauranga. For several years we've looked for a lifestyle property with kiwifruit. With the way values in the market have been going, prices rising markedly, our capacity to buy wasn't improving,” he says.

Anton had dealt with Matt and Sarah previously when they were looking at other properties. When he listed the Dunham's orchard, he contacted them.

“Anton is a good clear thinker, and an honest, genuine person. When we had a look through, we quickly realised it was the right fit for us, and would help us achieve the goal we had set as a family,” says Matt.

Sarah is a primary school teacher, and Matt works for an agriculture chemical company, which provides him with a good understanding of crop protection practices, and he is keen to maintain the orchard's organic status.

“We have previously owned a one third share of an organic kiwifruit orchard with immediate family. When farmed well and proactively, premiums for organic fruit ensure returns are just as good as for a conventional orchard. In our industry, there has been a real drive to find new, effective and softer solutions. While that wasn't necessarily the case a couple of decades ago, it's great to be part of a company that has been building a portfolio of organic products over several years. We have several organic options at present and plenty more coming down our pipeline.

“We found Roger and Frances great to deal with during the purchase and wish them all the best in their new property” says Matt.

Returns for gold kiwifruit have gone from strength to strength in recent years.







## WAIOTAHE, EASTERN BOP Ohiwa Harbour Road

### Paradise on Ohiwa Harbour

19 hectares (subject to title) of bare land, with fantastic elevated views east over the pristine Waioatahe river, estuary and over farm land. It is sheltered, sunny and has a northerly aspect. Approximately 10ha of grazing land sits between beautiful native bush clad hills.

Situated on the picturesque coast of the Eastern Bay of Plenty, 12km west of Opotiki and 34km from Whakatane. Set amidst beautiful beaches, the secluded Ohiwa Beach is only a few minute's drive, Waioatahe Beach 10 minutes, and the Ohiwa Harbour boat ramp is within a 10 minute drive.

**Phil Goldsmith**

**M** 027 494 1844

**E** [pgoldsmith@pggwrightson.co.nz](mailto:pgoldsmith@pggwrightson.co.nz)

**Eileen Goldsmith**

**M** 021 288 8078

**E** [egoldsmith@pggwrightson.co.nz](mailto:egoldsmith@pggwrightson.co.nz)

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WHK35320](http://www.pggwre.co.nz/WHK35320)





## WAIROA, HAWKE'S BAY Whakamahia Road

### Secure Your Sea Views Now

Secure your elevated land block, overlooking the glistening water of the Pacific Ocean, at Whakamahia Beach, Hawke's Bay. Ranging in size from 2.09 to 16.72 hectares, each of the six unique lots offer exciting development potential. The boundaries are pegged, and roading and fencing is underway. Town services, schools and shopping are a short drive away, yet the feeling is all coastal. Enjoy fishing and water sports - the lagoon, the bar, and the river-mouth are all here. For sale pre-title. From \$250,000 plus GST. Please contact Kimberley for an information pack.

### For Sale

[www.pggwre.co.nz/WAR34326](http://www.pggwre.co.nz/WAR34326)

### Kimberley Bell

**B** 06 838 8059 **M** 027 355 4464

**E** [kimberley.bell@pggwrightson.co.nz](mailto:kimberley.bell@pggwrightson.co.nz)





## PUKETAPU, HAWKE'S BAY 1795 Dartmoor Road

3 1

### Appealing Private Lifestyle

6.0 hectares (14.8 acres). Here is a property that is going to appeal to a family that is looking for a private lifestyle in the country! The contour of the land is easy rolling, it has been meticulously fenced into a number of paddocks for ease of management and will be ideal for a small-time farmer or those with horses. Puketapu is one of Hawke's Bay's most popular 'lifestyle' locations and with ever-increasing demand for properties in this area.

### Price by Negotiation

GST Inclusive

[www.pggwre.co.nz/HAS35580](http://www.pggwre.co.nz/HAS35580)

**Peter Dick**

**M** 027 446 1714

**E** [peterdick@pggwrightson.co.nz](mailto:peterdick@pggwrightson.co.nz)





## HAVELOCK NORTH, HAWKE'S BAY 324 Napier Road

3 2

### Premium Havelock North Lifestyle

5.33ha (13.16 acres). Here is an opportunity for a family to enjoy the best of both worlds! Close to Havelock North and perfectly positioned to capture magnificent views of Te Mata Peak. The house has a fresh new decor, complemented by new floor coverings, plus a fabulous new kitchen. There are three bedrooms, two bathrooms, a loft/office, and a fabulous open-plan living area which blends perfectly with the outdoors. With a six-bay shed, plenty of space for a pool, a tennis court and lawns for children to play, this could easily be the dream property you have always dreamed of!

### Tender

Plus GST (if any)  
(Unless Sold Prior)  
1.00pm, Thursday 24 March

[www.pggwre.co.nz/HAS35668](http://www.pggwre.co.nz/HAS35668)

**Peter Dick**

**M** 027 446 1714

**E** [peterdick@pggwrightson.co.nz](mailto:peterdick@pggwrightson.co.nz)





**PAKIPAKI, HAWKE'S BAY** 768 Te Aute Road

 3  1

### Great Little Lifestyle Close to Town

Here is a fabulous little lifestyle property set on 0.4679 hectares (1.156 acres) less than 10 minutes (approximately) from Havelock North and Hastings. This little cutie has space for the kids to run around and play, have a few sheep or a couple of ponies, plus plenty of room to grow your own vegetables and have a few chooks. The three-bedroom home is comfortable and warm, with a new log burner installed in 2020, and a recent new roof and rewire. There is also the possibility of adding a second dwelling (with council consent). If you are looking for extra space, but still want to be close to town and schools, then this could be the one for you!

**Paul Harper**

**B** 06 878 3156 **M** 027 494 4854

**E** paul.harper@pggwrightson.co.nz

**Enquiries Over \$829,000**

GST Inclusive

[www.pggwre.co.nz/HAS35831](http://www.pggwre.co.nz/HAS35831)





**WAITUNA WEST, MANAWATU** 805 Cheltenham Hunterville Road

3 2 2

### Enduring Secluded Lifestyle

Often sought but seldom found this attractive two-storey homestead sits on approximately 2.2ha (subject to title) and has been subdivided off the main farm. It offers the very best of country living. Located 32km from Feilding and 13km from Hunterville in the picturesque Rewa Valley. Originally built in the early 1950s with the top story added a few years later in the Cape Code style. Set in tranquil English style grounds, surrounded by magnificent established trees. Home features three bedrooms plus study, formal lounge and rumpus, remodelled kitchen with adjoining dining area. Insulated top and bottom with two wood burners.

**Michael Campion**

**M** 027 454 5829

**E** michael.campion@pggwrightson.co.nz

**Enquiries Over \$1.02M**

GST Inclusive

[www.pggwre.co.nz/FDG35476](http://www.pggwre.co.nz/FDG35476)





# Historic Marton 'gem' awaiting new owner

[pggwre.co.nz/FDG35588](https://pggwre.co.nz/FDG35588) | Jacqui Campion - 027 593 9764

An immaculately presented 126 year old villa on the northern outskirts of Marton is for sale.

Within commuting distance of Palmerston North, Ohakea, Feilding, Whanganui and, via the 'capital connection' train, Wellington, Marton is a classic rural kiwi town that has maintained much of its historic character. Built at the end of the 19th century, and renovated in the past few years to a high standard, the Bond Street property is offered to the market by Jacqui Campion of PGG Wrightson Real Estate, Feilding.

Jacqui describes the property as 'divine'.

"Classic villas as immaculate as this only rarely become available, especially when they also have the benefit and comfort of a high quality and complete recent renovation.

"From an intimate drawing room, to the wide hall, the formal dining area, a superb hostess kitchen, a private covered entertaining deck, and a second living area, along with the four large bedrooms typical of this era, the house offers plenty of lovely family space. Underfloor heating, complemented by an efficient and effective central heating system, plus comprehensive modern insulation, give the home a level of cosiness beyond the imagination of its original occupants.

"Offering expanse and grandeur, with the authentic luxury of yesteryear, and the beautiful timbers of its era, it has some lovely spaces that a new owner will cherish," says Jacqui.

Wearing its heritage with poise, the villa was built in 1896 by the Presbyterian church at a cost of £800. A history of the local parish reports 'This was a large rambling building, which was always a hive of activity. The real meaning of 'open house' was epitomised in the Presbyterian Manse of those days.'

In 1905 a stable was built for £27/11/-, though has subsequently been removed; electricity and lighting were installed in 1925; in 1938 a portion of the property was sold with the proceeds used to pay for a complete renovation; and in 1947 the house was sold by the church for £1711/4/9, ending its tenure as a manse.



Since then it has had periods as a family home, and split into rental units. Most recently it has operated as Air BnB accommodation, enchanting guests, whose reviews include:

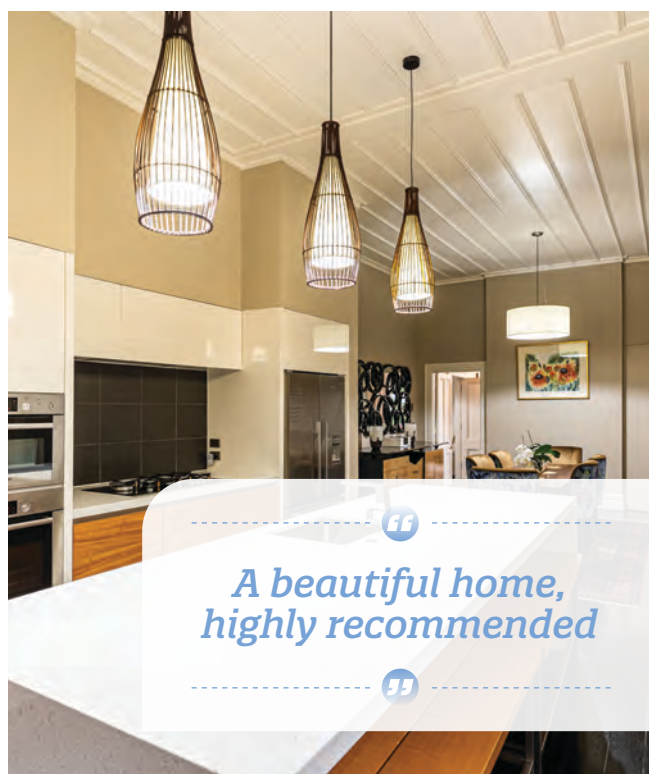


*The home has kept its old charm while being completely updated with all the modern conveniences one could want... We thoroughly enjoyed our time here and would recommend it to anyone.*

*A Marton gem*

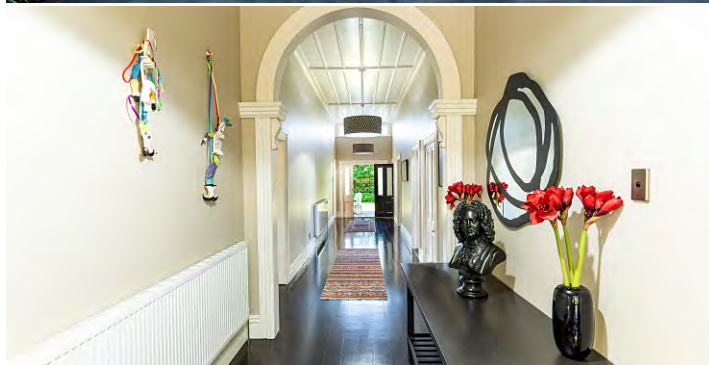


*...a beautiful grand old home with a gorgeous totally private garden... it is very stylish."*



*A beautiful home, highly recommended*





**MARTON, WHANGANUI** 16 Bond Street

4 2 2

### Spectacular Villa With Panache

Not often do immaculate villas such as this divine home, become available. Especially villas that have been insulated in the walls. These classic properties that are so well looked after, will still be here 100 years from now. Enjoy this beautiful villa wrapping itself around you as you enter the grand front entrance. Become entranced with the soothing ambience these beautiful homes exude. The cosy drawing room meets you to your left or carry on down the wide hall to the formal dining area which opens out to the superb hostess kitchen, many chefs would envy. A private covered entertaining deck flows from the second living area taking in the mature trees edging the lawn.

**Jacqui Campion**

**M** 027 593 9764

**E** jacqui.campion@pggwrightson.co.nz

**Enquiries Over \$1.1M**

[www.pggwre.co.nz/FDG35588](http://www.pggwre.co.nz/FDG35588)





## HUNTERVILLE, WHANGANUI 179 Leedstown Road

4 bedrooms 1 bathroom 2 car spaces

### Lifestyle With Character and More

Located only 3km from State Highway 1 between Marton and Hunterville in the highly sought-after Rangitikei District. This lifestyle property of 17.6703ha with established trees and planting provide privacy and shelter for the 330m<sup>2</sup> 1930s homestead, with four bedrooms, two living areas and its own billiard room. There are loads of space to be enjoyed. An excellent range of sheds including two double car sheds, stables and loads more. All sitting on free-draining Kiwitea silt loam suitable for a range of farming activities so you can not really go too wrong here. And all within an easy commute to Palmerston North, Feilding, Ohakea and Whanganui. Give me a call today!

**Grant O'Shanassy**

**M** 027 643 6545

**E** [grant.o'shanassy@pggwrightson.co.nz](mailto:grant.o'shanassy@pggwrightson.co.nz)

### Tender

Plus GST (if any)

(Unless Sold Prior)

Closes 4.00pm, Wednesday 6 April

18 Manchester Street, Feilding

[www.pggwre.co.nz/FDG35731](http://www.pggwre.co.nz/FDG35731)





**LEVIN, MANAWATU** 24 Avenue North Road

3 1 2

### Slice of Heaven

Beautifully presented and packed full of character, this charming cottage style home is sure to grab the attention and capture the imagination of buyers looking for something with a little personality! Inside, this sunny family home boasts three bedrooms, a good-sized bathroom plus second toilet in the large separate laundry and a highly-functional kitchen which bi fold windows open out to the deck perfect for entertaining. Generous living areas offer plenty of versatility, with a heat-pump and log burner promising year-round comfort. Outside, the 1012m<sup>2</sup> section provides all the space growing families could wish for with the beautiful cottage gardens, a glass house and shade house.

**Cher McCartney**

**M** 022 060 8134

**E** [cmccartney@pggwrightson.co.nz](mailto:cmccartney@pggwrightson.co.nz)

### Tender

GST Inclusive

(Unless Sold By Private Treaty)

Closes 1.00pm, Thursday 31 March

[www.pggwre.co.nz/LEV35769](http://www.pggwre.co.nz/LEV35769)





## TE ORE ORE, MASTERTON 137 Lees Pakaraka Road

3 1 4

### Rural Lifestyle Dream

Check this one out! All set to move in and live that rural lifestyle dream without the hassle of building. This three bedroom home with open plan and great outdoor living areas plus new two car shed and double glazed sleep-out is all set on a 8061m<sup>2</sup> elevated section, conveniently located just minutes from town on Lees Pakaraka Road which offers stunning views across Masterton and out to the Tararua Ranges. With low maintenance native plantings/gardens, one paddock for a pet or two and two good sized sheds, you could move the family in and enjoy. Viewing by appointment only. Call me now do not miss out.

**Bevan Edwards**

**M** 027 204 2895

**E** bevan.edwards@pggwrightson.co.nz

**\$1.19M**

GST Inclusive

[www.pggwre.co.nz/MAS35684](http://www.pggwre.co.nz/MAS35684)



# South Island

After a sustained period of growth, activity in the South Island lifestyle property market slowed during the summer.

Sales volumes have reduced compared to previous months, though prices remain strong.

In Canterbury and Central Otago demand for quality remains at least steady, though listings are limited so property offered at this level will be well received.

Global uncertainty, particularly when associated with increasing oil prices, generally inhibits demand for lifestyle property, while the current stage of the pandemic will also influence many. Whether these factors cause a market reset or just a temporary pause remains to be seen.





## OKARAMIO, MARLBOROUGH 56 Camerons Road

5 3

### Lifestyle With Privacy in Mind

Consisting of 4.49ha of total privacy, a large two-story home with five bedrooms, plus further rooms, and two bathrooms set in brilliantly generous beguilingly private gardens that beckons nature lovers. A large two-story outbuilding that incorporates a workshop with the balance divided into seven rooms leading out to a covered deck balcony. The great entertainment area includes an in ground pool and spa pool. Thoughtfully planted out in native bush a secluded sanctuary holiday feel has been cleverly created with low maintenance in mind. Wake up to a chorus of bird songs, listen to the Tuis and Bellbirds.

**Ken McLeod**

**M** 027 433 4746

**E** [kmcleod@pggwrightson.co.nz](mailto:kmcleod@pggwrightson.co.nz)

### Deadline Private Treaty

GST Inclusive

(Unless Sold Prior)

Closes 3.00pm, Thursday 14 April

PGGWRE, 20 Westwood Ave, Blenheim

[www.pggwre.co.nz/BLE35809](http://www.pggwre.co.nz/BLE35809)





## RAI VALLEY, MARLBOROUGH 552 Tunakino Valley Road

4 1

### Rural, Lifestyle or Grazing

Are you looking to live in a friendly rural community while enjoying all the recreational pursuits of the Marlborough Sounds? Located in Rai Valley, centrally located between Nelson and Blenheim, this productive grazing property offers 21.9020 hectares (54 acres) in one title and has a history of year-round grass growth and in a reliable rainfall area. A permanent material four bedroom, one bathroom home is very tidy and has been recently upgraded to double glazing and is set amongst easy-care grounds on a quiet country road. The property includes a number of sheds. Looking for a slice of the 'Good Life' in sunny rural Marlborough? Here it is!

**Greg Lyons**  
**M** 027 579 1233  
**E** greg.lyons@pggwrightson.co.nz

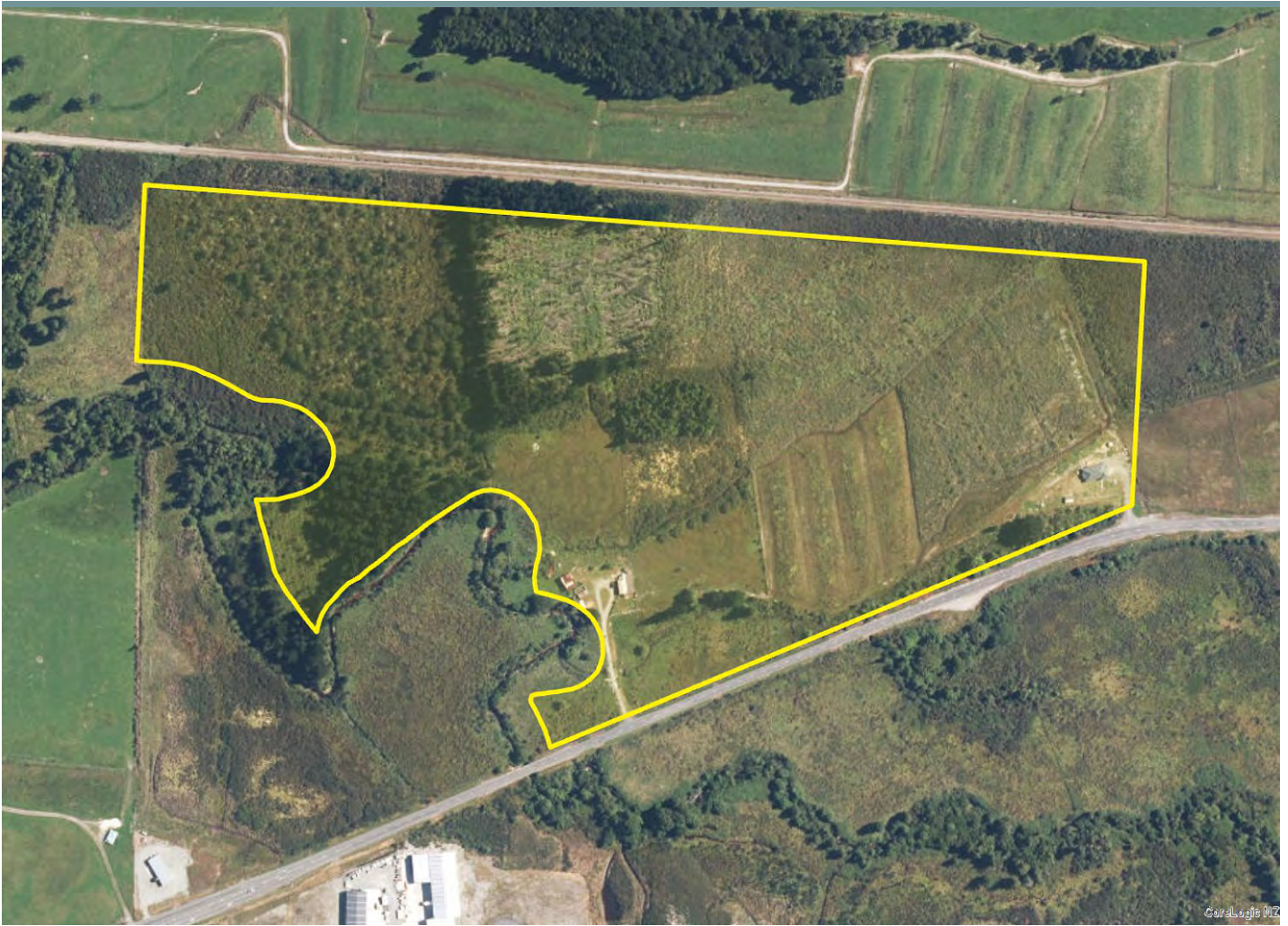
**Joe Blakiston**  
**M** 027 434 4069  
**E** jblakiston@pggwrightson.co.nz

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/BLE35357](http://www.pggwre.co.nz/BLE35357)





## DOBSON, GREYMOUTH 615 State Highway 7

### Development Opportunities in Dobson

This large 19.500 hectare lifestyle property has come to the market with many options available, including two homes, some paddocks, some natives, and great surrounding views. This property may be suitable to subdivide off the two properties, sell off any surplus land, or create (subject to council approval) a new subdivision. All this and only just six kilometres to Greymouth, call now for further information and don't miss out on this huge opportunity.

### Enquiries Over \$1.3M

GST Inclusive

[www.pggwre.co.nz/GRE35685](http://www.pggwre.co.nz/GRE35685)

**Sharyn Overton**

**M** 027 272 7032

**E** [sharyn.overton@pggwrightson.co.nz](mailto:sharyn.overton@pggwrightson.co.nz)





# Successful auction completes sales of popular North Canterbury subdivision

[pggwre.co.nz](http://pggwre.co.nz) | Maria Rickerby - 027 563 1733 & Bruce Hoban - 027 588 8889

North Canterbury's appeal based on its easy commute to Christchurch was demonstrated again recently as the remaining lots of a sought after subdivision were snapped up.

An early February auction of the 27 premium sections on the popular Amberley Oakfields subdivision resulted in all selling, either at the auction or soon after. Ranging from 401sqm to 642sqm, 15 sold under the hammer at prices ranging from \$220,000 to \$265,000 and the remaining 12 sold immediately after the auction.

Athol Earl of PGG Wrightson Real Estate conducted the auction, with the properties marketed by Maria Rickerby and Bruce Hoban. He said there was a good turnout of motivated purchasers.

"Our vendor was committed to meeting the market, and this was a satisfactory result for him. Spec builders accounted for many of the purchases, though couples intending to live or own in Amberley were also active. This is the final stage of the subdivision, which has comprised approximately 400 lots in total, underlining the appeal of North Canterbury and Amberley in particular," he said.

Maria Rickerby says demand in the region is trending high.

"Everyone we talk to wants space, with North Canterbury's easy pace a bonus. We have buyers interested in the area from all over: including Tauranga, Rotorua, Auckland and Wellington. Since the city's northern motorway opened, North Canterbury to Christchurch is easy. A 30 to 40 minute drive is a straightforward commute to the airport, the central city or the eastern suburbs.

"Oakfields, located on the eastern side of Amberley, just off the State Highway, has been a popular choice with premium homes constructed and green spaces available. Thoughtfully planned, Oakfields boasts views to Seavale Hills and Mt Grey, alongside easy convenience to the array of amenities Amberley has on offer including boutique shops, cafes, a medical centre and supermarket," says Maria.

With its population currently sitting at 1800, Maria says the township is well set for further measured growth.

"Oakfields has attracted notable interest from developers. While previously they have

focused closer to the city, they are now recognising the value of heading north. Amberley is popular with families, including those from North Island centres, ready to make the most of its proximity to Waipara's vineyards and Hanmer Springs numerous recreation assets.

"Well provisioned for schooling, the town has three local primary schools, several pre-schools, a couple of prep schools, and is zoned for Rangiora High School, Canterbury's second largest school. A well-supported community initiative is currently in progress and includes covering and heating Amberley's local pool, while MainPower Stadium, catering for indoor sports and featuring four standard-size courts, opened last year in Rangiora. In addition, an excellent medical centre and two rest homes are located in Amberley, while a large retirement village is under construction.

"Retiring farmers are also drawn to the town, which is poised to expand gradually in the next few years, including with more land earmarked for subdivisions."





## AMBERLEY, NORTH CANTERBURY 45 Maskells Road

4 3 4

### An Unrivalled Retreat

Set on five hectares this palatial home is rich in detail, encompassing an outstanding footprint of 355m<sup>2</sup> (more or less) with uninterrupted views over farm land to Mt Grey, distant sea views, Banks Peninsula and the light show of the Port Hills at night. Four-bedrooms plus office and den (fifth bedroom, home office or library). Lavish open plan kitchen, living and dining. A large deck wraps most of the home, with three sheltered outdoor areas. Four-car garage plus workshop area, large potting shed, glasshouse, vegetable gardens and three water tanks. Three-bay hay barn, three-bay equestrian barn, with tack room and two full size stables with heavy duty equine gates.

**Maria Rickerby**  
**M** 027 563 1733  
**E** mrickrby@pggwrightson.co.nz

**Milly Henderson**  
**M** 027 696 2228  
**E** milly.henderson@pggwrightson.co.nz

### Auction

GST Inclusive  
 (Unless Sold Prior)  
 On-site, 11.00am, Wednesday 6 April

[www.pggwre.co.nz/AMB35790](http://www.pggwre.co.nz/AMB35790)





## ASHLEY, NORTH CANTERBURY 109 Forestry Road

3 2 2

### Larger Lifestyle in Exceptional Location

This private and established, 5.9832 hectare, larger lifestyle block features a permanent material, spacious and modernised, three-bedroom family home and good sheds with the absolute highlight being its exceptional location just 8.8km from Rangiora. The home is very well laid out, light, sunny and spacious which is just perfect for family living. The large established lawn area with any number of specimen trees and shrubs complements the home perfectly. A large double internal-access garage plus carport area adjoins the house. All this is set down a tree-lined driveway providing peace and tranquillity away from the hustle and bustle of city life.

**Peter Crean**

**M** 027 434 4002

**E** pcrean@pggwrightson.co.nz

**Mark Clyne**

**M** 027 531 2964

**E** mark.clyne@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 24 March

[www.pggwre.co.nz/CHR35322](http://www.pggwre.co.nz/CHR35322)





## TAI TAPU, CANTERBURY 480 Tai Tapu Road

### Desirable Location - 4.18 Hectares

Purchasers who have been searching for the ultimate lifestyle opportunity will be captivated by this blue chip listing. This superb property will allow you to enjoy the very best of both worlds. The idyllic tree-lined driveway welcomes your arrival to the property which is mostly double fenced and planted for shelter and privacy. The fresh air, amazing rural views, and a bevy of quality amenities in the charming country village of Tai Tapu are minutes away, plus only 25 minutes to Christchurch international airport. Seldom do these blue chip lifestyle blocks come to the market - a must view!

### Auction

Plus GST (if any)  
5.15pm, Wednesday 13 April Lincoln Event Centre

[www.pggwre.co.nz/LCN35815](http://www.pggwre.co.nz/LCN35815)

**Ron Ferguson**

**M** 027 498 6256

**E** [ron.ferguson@pggwrightson.co.nz](mailto:ron.ferguson@pggwrightson.co.nz)





# Leap of faith pays off for teaching couple with farming in the blood

pggwre.co.nz | Simon Richards - 027 457 0990 & John Davison - 027 436 4464

Andrew Carswell and Jo Hunnikin work in education. Both have backgrounds teaching physics and chemistry, though each has moved into executive leadership roles, which until last year saw them in two different Christchurch high schools.

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However, being in lockdown, working from home and having time to reflect gave them the motivation to change their circumstances, as Andrew explains.

“I’ve always been a city boy, though with a family farming background in the deep south, hearing stories from my grandparents and father, I’ve always felt farming is in my blood, and wanted to go back and reconnect with that.”

Until last year that feeling took the couple to a 5.3 hectare lifestyle property in Springston, 30 kilometres south west of central Christchurch, which they bought in 2013 and where they raised around a dozen beef cattle each year.

“With all the disruption we have experienced

in the past couple of years, we have thought more deeply about the kind of life we want, particularly in connection to the land. We considered moving further into farming. As our jobs in schools have been interrupted so much, we decided to bring forward those plans by a few years. With the upheaval from Covid, we realised we can do this sooner than we previously thought,” says Andrew.

They decided to take a leap of faith, looking for a larger property to enable them to raise more livestock. In September they found a 101 hectare bare land block at Otaio, 20 kilometres north of Waimate and 28 kilometres south of Timaru, listed for sale by Simon Richards of PGG Wrightson Real Estate, Timaru.





"Simon is a straight shooter. We appreciated his forthright approach. He gave us good advice about how to approach the transaction, remembering that if we succeeded, the vendor would become our new neighbour in the district. We tabled an offer at the asking price, conditional on us being able to sell our own property," says Andrew.

Simon also put Andrew and Jo in touch with John Davison of PGG Wrightson Real Estate, Lincoln, selling rural and lifestyle property in the couple's local Central Canterbury patch.

"John understood our situation right away and realised how motivated we were. He knew what he was doing, and gave us specific advice to hit the market while it was still hot, and sell the property before Christmas. He indicated what he thought the market would pay, managing our expectations expertly, and recommended that going to auction was the best option."

John marketed the five bedroom Springston home, constructed in 2013, as exuding quality while offering scale and scope for a modern family lifestyle. Its outdoor living, with expansive north and west-facing decks, sheltered patio and adjacent spa were strong selling features, alongside fertile paddocks and cattle yards.

Timing their run to the market paid off. Six bidders attended the November auction and the hammer fell at \$1.915 million, comfortably delivering the equity Andrew and Jo needed to secure the Otaio farmland, with extra cash to spare.

Although a minor issue arose around payment of the purchaser's deposit, John swiftly came up with an easy solution to keep the sale on track. Andrew and Jo were delighted.

"John and Simon both bent over backwards to make sure things worked out. It was a domino effect with one sale dependent on the other. It all had to happen between us, and it would have fallen over if we didn't have salespeople working as a team. We definitely made the right call going with PGG Wrightson Real Estate, sticking with them at both ends. We've dealt with a few agents,

and these two are definitely decent, genuine people," says Andrew.

The couple's leap of faith worked out perfectly. The position of principal of Waimate High School became vacant, Jo applied, and was appointed late last year. Andrew has joined Jo's staff, temporarily running the school's agriculture programme, and planning to use the new farm for educational purposes in the years to come. He is also under way preparing to fully scope and stock the property in the spring, and ease into his farming career from there.







## TAI TAPU, CANTERBURY 11 Gibraltar Close

### Rare Opportunity - Blue Chip Location

Premium 4125m<sup>2</sup> rural residential section. Tai Tapu township is nestled into the lee of the Port Hills and enjoys a favourable micro-climate, coupled with a charming village atmosphere. 'Gibraltar View', a boutique subdivision situated on the edge of the village creates a perfect integration where rural meets residential providing large sized semi-rural sections in a well-planned, aesthetic environment. Power, water, sewer and internet to the boundary with quality covenants in place. Walk to school and village and easy commute to the city.

**Ron Ferguson**

**M** 027 498 6256

**E** [ron.ferguson@pggwrightson.co.nz](mailto:ron.ferguson@pggwrightson.co.nz)

### Auction

GST Inclusive

5.30pm, Wednesday 13 April Lincoln Event Centre

[www.pggwre.co.nz/LCN35816](http://www.pggwre.co.nz/LCN35816)





## METHVEN, MID CANTERBURY Westward Way

### Exclusive Methven Golf Course Sections

'Kakariki View' is an exclusive subdivision of lifestyle sections, located in Methven, Mid Canterbury. 4000m<sup>2</sup> freehold sections with uninterrupted views of Southern Alps and titles already available. Grab your clubs and walk off your deck onto the Methven Golf course, or bike any of the local trails. 3km to Opuke Hot Pools, 28km to the world class Mt Hutt ski field and 14km to Mt Hutt bike park. Build your dream holiday home, your forever home or simply land bank your slice of Kakariki View. Sections priced from \$420,000 and selling fast with only four remaining!

**Priced From \$420,000**

[www.pggwre.co.nz/ASH35754](http://www.pggwre.co.nz/ASH35754)

**Dan van der Salm**

**M** 021 918 233

**E** [dan.vandersalm@pggwrightson.co.nz](mailto:dan.vandersalm@pggwrightson.co.nz)

**Tim Gallagher**

**M** 027 801 2888

**E** [tim.gallagher@pggwrightson.co.nz](mailto:tim.gallagher@pggwrightson.co.nz)



# Mid Canterbury family shows entry to lifestyle property market can be within reach for first time buyers



[pggwre.co.nz/ASH35716](https://pggwre.co.nz/ASH35716) | Dan van der Salm - 021 918 233 & Tim Gallagher - 027 801 2888



## Taking the first step on the property ladder can be daunting.

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When that step is into a lifestyle rather than a residential property, it can be even more difficult. Brodie Stephens and Olivia Connolly took that step in 2016, both aged in their late 20s, and with an eight month old daughter, Blaise, also in the picture, as Brodie explains.

"We knew what sort of property we were looking for: rural, though with services accessible, near to town, with space for a growing family. We took the plunge, left North Canterbury, and moved back to Mid Canterbury planning to take over the family business, which serves the rural sector. We

knew we needed a lifestyle property. We spent 18 months looking."

Brodie says, like other first time buyers their budget was tightly constrained.

"Back then, as it has been most of the time since, it was a boom time to sell. Because we hadn't previously owned, and therefore had no equity apart from cash, that made it tough for us. We missed out on a few properties before managing to land this. By the time it came up, we had looked for so long we had become well-rehearsed in how the sale was likely to play out. Before that we had lost properties





due to our lack of knowledge and ignorance of how the process works.

"When this one came around it ticked the boxes for entry level lifestyle. We had our finance sorted, and were able to go unconditional within five days, which made us an attractive purchaser. We did some research and realised that the vendor needed finance to buy another property, so rather than looking for a big spender, they needed quick cash, which we were able to offer, and which gave us the result we had been after for such a long time. This really highlights the fact you have much better luck when buying property if you are in a cash position," says Brodie.

Six years later, with their business developing

and with sons Waldo, now four, and one year old Cohen arriving in the meantime, Brodie and Olivia are preparing to move their family back to North Canterbury.

"This property has been just what we wanted. It has suited us well and we are excited to see another young family take on the lifestyle dream."

They have engaged Dan van der Salm and Tim Gallagher of PGG Wrightson Real Estate, Ashburton, to offer it to the market. Dan agrees that the Huntingdon property, near Lake Hood, nine kilometres south of Ashburton meets the criteria for entry level lifestyle.

"This is a 1.26 hectare property and includes a three bedroom Oamaru stone home with

outstanding views to the Southern Alps, two large sunny decks that make it an ideal venue for entertaining, along with easy care gardens and a large lawn for the family to run around. Beyond the house, the property is subdivided into four paddocks with secure electric fencing. A versatile, high stud shed also offers numerous options.

"Entering the lifestyle property market for the first time can be challenging. Brodie and Olivia have shown that it can be done, and their property will enable new owners to do the same," Dan says.

**The property is for sale by deadline private treaty closing on 1 April 2022, unless sold prior.**

*Entering the lifestyle property market for the first time can be challenging.*







## LAKE HOOD, MID CANTERBURY 36 Murneys Lane

### Affordable Entry Level Lifestyle - 1.2 hectares

Three bedroom Oamaru Stone home with outstanding views to the Southern Alps and two large sunny decks, ideal for entertaining.

Easy care gardens and large lawn for family to run around. Large lay down yard with versatile, high stud shed providing numerous use options. Large secure dog run, and additional sleep out (unconsented). Subdivided into four paddocks with secure electric fencing.

### Deadline Private Treaty

Including GST  
(Unless Sold Prior)  
Closes 3.00pm, Friday 25 March

[www.pggwre.co.nz/ASH35716](http://www.pggwre.co.nz/ASH35716)

**Dan van der Salm**

**M** 021 918 233

**E** [dan.vandersalm@pggwrightson.co.nz](mailto:dan.vandersalm@pggwrightson.co.nz)

**Tim Gallagher**

**M** 027 801 2888

**E** [tim.gallagher@pggwrightson.co.nz](mailto:tim.gallagher@pggwrightson.co.nz)





**ORARI, SOUTH CANTERBURY** 44 Palk Road

3 2 2

### Productive Lifestyle - Orari - 12.25 Hectares

A versatile property subdivided into six main paddocks with trough or creek water to all paddocks. The property features a well maintained and modernised three bedroom character homestead which lies in a very private and magnificently landscaped section with some beautiful plantings and picturesque views. Spacious living areas with excellent indoor-outdoor living options, the property is supported by cattle yards, four-bay implement shed, three-bay storage/workshop, double garaging and sleepout.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 4.00pm, Thursday 21 April

[www.pggwre.co.nz/GER35823](http://www.pggwre.co.nz/GER35823)

**Richard Scott**

**M** 021 352 701

**E** [rscott@pggwrightson.co.nz](mailto:rscott@pggwrightson.co.nz)





## ST ANDREWS, SOUTH CANTERBURY 342 Waimate Highway

4 2

### Oh, Those Views - 1.7 Hectares

Now, this is awesome! Placed perfectly on a plateau with outstanding elevated views of the Pacific Ocean, this 2020 built home also has striking farmland and Hunter Hills views to the west. The large, open plan living/dining/kitchen area makes the most of the views with large ranch sliders out to sizeable decks, front and rear. The modern kitchen boasts a large oven and hob and a huge walk-in pantry. A generous master bedroom has walk-in-robe and en suite. All four bedrooms have direct access to the outdoors via ranch sliders, and a separate lounge offers room for the kids to spread out.

**\$800,000**

GST Inclusive

[www.pggwre.co.nz/TIM35534](http://www.pggwre.co.nz/TIM35534)

**Lyz Palmer**

**M** 027 215 9813

**E** [lyz.palmer@pggwrightson.co.nz](mailto:lyz.palmer@pggwrightson.co.nz)



# Running a global decarbonisation business from Pukeuri, North Otago

Born in Dunedin, environmental entrepreneur Deb Noller grew up in Waimate and Christchurch, before moving to Australia with her family in 1981.

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With a technology background, Deb and her co-founder launched Switch Automation in 2012, aiming to make the world's buildings smarter and more sustainable. Switch now has some 90 staff in six offices around the world, has helped its customers reduce carbon emissions by over 14,000 tons to date, and was named Australian Smart Building Solutions Company of the Year in 2018.

While growing her company Deb and husband Mark raised four sons, and although they were based in Australia, Deb frequently brought the family to re-visit her South Island roots.

"We came over for camper van holidays, tramps and several other trans-Tasman family adventures. Then, around 2016, Mark and I started planning our retirement in New Zealand, originally with Central Otago as our preferred location, either Cromwell, Bannockburn or Wanaka," she says.

In early 2020, when they realised running a global business during a pandemic would



[pggwre.co.nz](http://pggwre.co.nz) | Ricky McLeod - 027 255 5204





be easier from Asia, they made a temporary move from Denver, Colorado to Singapore. As disruption from the virus continued, they managed a return to New Zealand in October 2021, albeit via a Christchurch MIQ hotel, where they spent their time in isolation scanning the lifestyle property market, which became frustrating.

"Central Otago was more difficult than we expected, so we broadened the net. Every time we found a suitable property, before we could even call the agent, it was already sold, and at crazy prices. We realised we were trying to enter a market that was too hot, so we started searching further and wider through the South Island."

One of the first they found was in Pukeuri, eight kilometres north of Oamaru, architecturally designed and built in 2006 on a flat 1.6 hectare block, listed for sale by Ricky McLeod of PGG Wrightson Real Estate, Timaru.

Ricky describes it as a meticulously crafted property with excellent views, a three bedroom guest wing, striking red steel cladding, lush green lawns, native plantings, apple and nut trees and an avenue of oak and alder bordering picturesque two tier ponds.

Consistent with the principles behind Switch Automation, Deb and Mark are fully focused on sustainability and decarbonisation.

"We wanted a home to hit as many criteria as possible around insulation and energy efficiency, so double glazing, underfloor heating, scope for solar power, as well as quality grounds enabling us to grow our own food," she says.

After a long conversation with Ricky, they booked an inspection for the day they left MIQ. Having looked at the walk-through video, Mark was already excited.

"Ricky did a great job. My professional background is in property valuation, so I am used to assessing a property through video. Ricky's walk through was one of the best I've seen and gave an excellent impression of the property. After that, I just needed to feel the vibe of being here," says Mark.

Deb was convinced as soon as they turned into the driveway.

"This has everything we were looking for, and although it wasn't obvious at first, North Otago is a great location: central for both Queenstown and Christchurch international

airports so our family can visit from Australia, funky cafes and restaurants, easy access to the rest of the South Island and a climate conducive to year round cycling, which since we are mad keen cyclists, is an important requirement.

"And it's a nice coincidence now to live 25 minutes from Waimate, where I spent six years of my childhood, and still have family" says Deb.

Despite completing the sale in December, leaving Singapore and finally starting their new lifestyle took another three months, although arriving in March meant they just avoided the need for another MIQ stay.

"We had previously planned to stay in Singapore for a few more years as the business continues to grow in South East Asia and expand into Europe. However, we realised New Zealand gives just as easy access to the significant opportunities for the business that we have in the United States, and in the modern world, living our best life, it is perfectly possible to run a global company like ours from North Otago."





## OTAIO, SOUTH CANTERBURY 51 Tavistock Road

3 2 1

### Views and Privacy - 2 Hectares

All of the hard work has been done - move into this three bedroom permanent material four year old tastefully decorated home and enjoy. Open plan kitchen, dining and living area with feature lighting and dual access points to the north facing deck. The home is fully insulated and efficiently heated by gas radiators. The comfort is heightened with wool carpets and quality furnishings. Outside the attractive lawns and gardens are well established and easy care. On the land there is a three-bay shed with power and water and the land is subdivided into three paddocks.

### Enquiries Over \$810,000

GST Inclusive

[www.pggwre.co.nz/TIM35691](http://www.pggwre.co.nz/TIM35691)

**Simon Richards**

**M** 027 457 0990

**E** [simon.richards@pggwrightson.co.nz](mailto:simon.richards@pggwrightson.co.nz)





## OMARAMA, NORTH OTAGO 1 Pinot Noir Court

### Motivated Vendors Moving On

Where else could you have 26ha of ultimate kiwi paradise only a short walk to town. A natural local quarried stone home surrounded by beautiful, landscaped gardens and two stunning mountain fed ponds that are home to resident trout. All this accompanied by a magnificent Tuscan style complex with a fully equipped commercial kitchen. There is a custom made themed playground, petanque setting, large outdoor chessboard and a fully certified CAA Heliport. Also cherry, walnut, almond and fruit trees, a variety of grapevines and a hot house with hydroponic set up. The private walking track winding through the property captures stunning views of the surrounding mountain vista.

### Barry Kingan

M 027 229 5046

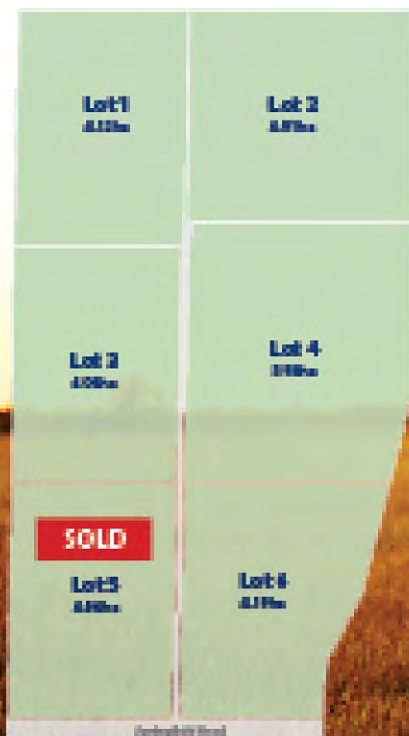
E [barry.kingan@pggwrightson.co.nz](mailto:barry.kingan@pggwrightson.co.nz)

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/OAM35095](http://www.pggwre.co.nz/OAM35095)





## TOTARA VIEWS *Subdivision*



### TOTARA, NORTH OTAGO Springfield Road

#### Totara Views

This is an exceptional new rural sub-division approximately 6.5km from Oamaru with unrestricted vistas over the very best of rural Waitaki with the Kakanui ranges to the west and coastline to the east. It is a rare opportunity - a jewel bathing in all day sun and the best country life can offer.

There are 6 Lots (serviced) ranging from 4.04ha to 5.96ha with Lot 5 Sold, Lot 6 Enquiries Over \$305,000 and Lot 3 Enquiries Over \$315,000. For further details or any questions contact our team today.

#### Enquiries Over \$305,000

GST Inclusive

[www.pggwre.co.nz/OAM34827](http://www.pggwre.co.nz/OAM34827)

#### Tony Spivey

M 027 435 5275

E [tony.spivey@pggwrightson.co.nz](mailto:tony.spivey@pggwrightson.co.nz)

#### Sam Spivey

M 022 062 9782

E [sam.spivey@pggwrightson.co.nz](mailto:sam.spivey@pggwrightson.co.nz)





## TARRAS, CENTRAL OTAGO Munro Lane

4 2 2

### Endless Possibilities

The photos tell the story about the spacious country feel that this classic new home offers. Positioned on 1.58 hectare of quality land that lends itself to endless possibilities and offers the new owners a blank canvas.

This magnificent home has been built to the highest of standards and specifications offering diesel fired under floor heating and solar electricity. The open plan dining living and separate lounge is complemented by a designer kitchen with scullery. The package is completed by four generous bedrooms, master with en-suite and walk-in robe and a large double garage.

#### Neil Bulling

M 027 432 8978

E nbulling@pggwrightson.co.nz

#### Jo Nieper

B 03 445 3743 M 027 664 5064

E jnieper@pggwrightson.co.nz

### Enquiries Over \$1.8M

GST Inclusive

[www.pggwre.co.nz/CRO35737](http://www.pggwre.co.nz/CRO35737)





## **CROMWELL, CENTRAL OTAGO** 791 Luggate-Cromwell Road

4 2 2

### **Secluded Hideaway**

This 1.7 hectare secluded hideaway offers options for all, large mature gardens and trees plus many outbuildings providing business opportunities. The home boasts four bedrooms, office, large rumpus room, modern kitchen/dining/living and separate lounge.

Sheltered patio and entertaining areas for all weathers are complemented by private landscaped grounds and a swimming pool to enjoy those sunny Central Otago days. The many outbuildings include a fully lined and insulated shop/office, large workshop and nine bay implement/storage sheds. Call Jo or Neil today.

**Neil Bulling**

**M** 027 432 8978

**E** nbulling@pggwrightson.co.nz

**Jo Nieper**

**M** 027 664 5064

**E** jnieper@pggwrightson.co.nz

### **Enquiries Over \$2M**

GST Inclusive

[www.pggwre.co.nz/CRO35597](http://www.pggwre.co.nz/CRO35597)





Boundary lines are indicative only



## CROMWELL, CENTRAL OTAGO 75 Bannockburn Road

5 2 8

### Delightful Home & Garden

This is one of the finest lifestyle blocks (8751m<sup>2</sup>) in the Cromwell area. A hidden gem nestled in a magnificent garden setting, this totally renovated home has been completed to the highest of standards. Designed with peace and relaxation in mind with many outdoor areas linking the garden to the home. Four to five bedrooms and two bathrooms provides space for family and guests. The designer kitchen with state of the art appliances and large open plan living is heated by a wood-burner, radiators and heat pump. A large three bay shed with concrete floor and lockable workshop is complemented by a four car garage. This quality property offers many extras and opportunities.

**Jo Nieper**

**M** 027 664 5064

**E** jnieper@pggwrightson.co.nz

**Neil Bulling**

**M** 027 432 8978

**E** nbulling@pggwrightson.co.nz

### Deadline Private Treaty

GST Inclusive

(Unless Sold Prior)

Closes 4.00pm, Friday 1 April

PGG Wrightson Real Estate, Cromwell

[www.pggwre.co.nz/CRO35694](http://www.pggwre.co.nz/CRO35694)





Artists Impression Only

# BRASSKNOCKER



Lot 14

**ALEXANDRA, CENTRAL OTAGO** Brassknocker Road, Springvale

## Lifestyle & Recreation

Only one lot left! Lot 14 - 2.2 hectares (subject to survey);

The Brassknocker Road subdivision at Springvale brings to the market a truly unique and special lifestyle offering. Comprising of 15 Lots, with designated building platforms, varied terrain, irrigation available plus a 46 hectare shared recreation area for the exclusive use of Lot owners. 'Brassknocker' enjoys a sunny north-easterly aspect and has views towards the Raggedy and Hawkdun Ranges.

For further information contact today!

**\$465,000**

GST Inclusive

[www.pggwre.co.nz/ALE34130](http://www.pggwre.co.nz/ALE34130)

**Shaun O'Docherty**

**M** 021 708 165

**E** [sodocherty@pggwrightson.co.nz](mailto:sodocherty@pggwrightson.co.nz)





## ALEXANDRA, CENTRAL OTAGO 169 Airport Road

4 2 2

### Superb Lifestyle

2.0242 hectares. If you are looking for a spectacular entertainers home in the perfect location then this is the lifestyle you have been waiting for. A 396m<sup>2</sup> architecturally designed four bedroom home with the main lounge area, a large atrium and the master bedroom all flowing on to the beautifully landscaped and private patio including a sizeable in-ground swimming pool, a spa, a bar and third pergola (with automatic roof) for the outdoor living/dining area.

This is one of the finest lifestyle blocks in the Alexandra basin and a viewing is essential to capture the essence of the property.

### Mike Direen

M 027 434 0087

E [mdireen@pggwrightson.co.nz](mailto:mdireen@pggwrightson.co.nz)

### Deadline Private Treaty

GST Inclusive

(Unless Sold Prior)

Closes 3.00pm, Wednesday 27 April

[www.pggwre.co.nz/ALE35799](http://www.pggwre.co.nz/ALE35799)





Boundary Lines are Indicative Only



## ROXBURGH EAST, CENTRAL OTAGO 100 Roxburgh East Road

6 2 1

### Lifestyle and Income

Productive land - two dwellings - numerous titles.

Situated on the sunny sought-after East side of Roxburgh sits this desirable 10.88ha lifestyle property. This property presents many options with its two dwellings, multiple titles, numerous outbuildings and productive irrigatable land. The spacious main house having been meticulously maintained over the years features a well-appointed modern kitchen, the refurbished two bedroom character cottage provides the option for home and income. Properties of this calibre are seldom available, secure your interest NOW!

### Sally Taylor

M 027 346 7986

E [sally.taylor@pggwrightson.co.nz](mailto:sally.taylor@pggwrightson.co.nz)

### Shane Turfus

M 021 246 6383

E [shane.turfus@pggwrightson.co.nz](mailto:shane.turfus@pggwrightson.co.nz)

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 12.00pm, Thursday 13 April

[www.pggwre.co.nz/ALE35786](http://www.pggwre.co.nz/ALE35786)





## ETTRICK, CENTRAL OTAGO 5104 Roxburgh - Ettrick Road

3 1

### Excellent Income, Excellent Location, Excellent Opportunity

8.96 hectares. 'Ettrick Gardens', a very successful Central Otago business is seeking its new owners. A fantastic opportunity presents itself to make money and spend time with family. A wise investment in land and an essential food-producing business. The profitable turnover is a testament to its extensive and loyal customer base. This long-established business grows a superb array of fruits, berries and vegetables with minimal to no use of sprays. Run the figures, reap the rewards, and move forward with this outstanding opportunity that the long-standing vendors due to retirement are making available. Centrally located in a well-renowned area for growing quality produce.

#### Sally Taylor

M 027 346 7986

E sally.taylor@pggwrightson.co.nz

#### Shane Turfus

M 021 246 6383

E shane.turfus@pggwrightson.co.nz

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/ALE35000](http://www.pggwre.co.nz/ALE35000)





**PALMERSTON, EAST OTAGO** 15 and 26 Stenhouse Road

5 3 2

**Country Homestead - Mt Royal Area**

12.1 hectares or an option to sell separately 3452m<sup>2</sup> and 11.76ha. The homestead boasts five bedrooms, family living area, formal lounge, formal dining area, three bathrooms, four toilets and a double garage. Complemented with an astro turf tennis court, petanque court and stunning articulately manicured gardens. Adjacent is the historic station woolshed with option of separate building platform.

**Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/DUN34890](http://www.pggwre.co.nz/DUN34890)

**Paul Thomson**  
**M** 027 435 3936  
**E** pthomson@pggwrightson.co.nz

**Brent Irving**  
**M** 027 457 7034  
**E** brent.irving@pggwrightson.co.nz





## OUTRAM, OTAGO 160 Mann Road

3 1 1

### Country Living - Bush, Birds and Deer

23.8950 hectares freehold. Hunters paradise overlooking the Taieri Plain. Seldom available in this setting are properties like this that offer the best of both worlds - modern living, off the grid and wildlife on your door step. Three bedroom home, open plan kitchen, dining and living with indoor/outdoor access to two decks and lawn area. Utility room/bar leading to covered area. Outside utility room, glass house and garden area. All off the grid on modern solar generation. Good range of support buildings.

### Enquiries Over \$1.3M

Plus GST (if any)

[www.pggwre.co.nz/DUN35139](http://www.pggwre.co.nz/DUN35139)

#### Craig Bates

M 027 489 4361

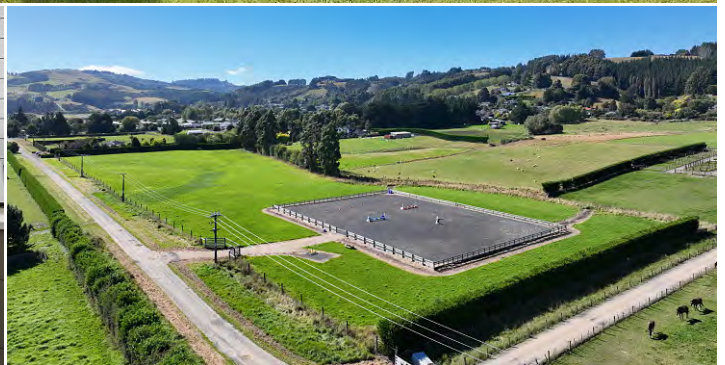
E [craig.bates@pggwrightson.co.nz](mailto:craig.bates@pggwrightson.co.nz)

#### Paul Thomson

M 027 435 3936

E [pthomson@pggwrightson.co.nz](mailto:pthomson@pggwrightson.co.nz)





## MOSGIEL, OTAGO 43 Wingatui Road

4 2 3

### When Only The Best Will Do

Offering residents a luxurious yet relaxed lifestyle, this approximately 6.0ha, Wingatui oasis is arguably one of the best on the Dunedin market. The tree-lined driveway sets the tone for the luxurious amenities within. Designed for the consummate entertainer, the country home has a chef-friendly kitchen which flows to a fantastic spacious outdoor area. Combine this with the open plan dining and living area, family room, four double bedrooms, office, two family bathrooms, separate laundry, and three car garaging your family and guests are well catered for and space will not be an issue. Lifestyle infrastructure includes five paddocks, a three-bay shed, 60 x 40 horse arena.

**Roger Nicolson**  
**M** 027 886 0618  
**E** [rjnicolson@pggwrightson.co.nz](mailto:rjnicolson@pggwrightson.co.nz)

**Donna Tisdall**  
**M** 027 919 5334  
**E** [donna.tisdall@pggwrightson.co.nz](mailto:donna.tisdall@pggwrightson.co.nz)

### Price by Negotiation

GST Inclusive

[www.pggwre.co.nz/DUN35387](http://www.pggwre.co.nz/DUN35387)





**MOMONA, OTAGO** 110 Bruce Road

4 bedrooms, 1 bathroom, 2 living areas

### Taieri Large Lifestyle

5.9135 hectares

Tidy four bedroom home lifestyle property in prime Taieri location. The high standard of improvements have been upgraded complete with large workshop/garaging (ideal to use to run a business from home), shearing shed and stock handling facilities. Seven paddocks with high quality fencing, animal shelters, hard surface for wintering stock, two units of local scheme water. The property would ideally suit a family wanting a slightly larger land area for farm animals.

**\$1.275M**

Plus GST (if any)

[www.pggwre.co.nz/DUN34527](http://www.pggwre.co.nz/DUN34527)

**Paul Thomson**

**M** 027 435 3936

**E** pthomson@pggwrightson.co.nz





## LOVELLS FLAT, SOUTH OTAGO 1249 Lakeside Road

3 1 2

### Extensive Renovation - Handy Location

Well presented and extensively renovated three bedroom home plus office or store room, set on a sheltered 7500m<sup>2</sup> (subject to survey). A spacious utility room could be utilised as a fourth bedroom or a games room. Stacker slider access from the spacious open plan living area onto the large wooden sundeck. New bathroom includes a toilet with a second toilet in the laundry area. Fully insulated and includes completely new aluminium joinery/double glazed windows and a new wood-burner. New two car garaging features extra height roller doors and room for a workshop. Two new 30,000 litre water tanks collecting rain water from the house and garage roof including a new pressure pump.

**Jason Rutter**

**M** 027 243 1971

**E** jrutter@pggwrightson.co.nz

**\$675,000**

GST Inclusive

[www.pggwre.co.nz/BAL35594](http://www.pggwre.co.nz/BAL35594)





## TE ANAU, SOUTHLAND 81 Dusky Street

5 3 3

### Views and Income, Fantastic Opportunity

Wow what an opportunity. A chance to live in the township of Te Anau, with an unimpeded view across a reserve to the lake and mountains, and, the potential to generate an income! The home is immaculate with three bedrooms, open plan dining/kitchen/living, a spacious separate lounge, a well-appointed office off the dining-kitchen area, and a large wrap around deck. The separate self-contained two-bedroom unit is ideal for Air BnB or rental income and comes complete with all the modern furnishings and chattels. What could be easier, make the move and enjoy the rewards. Call me for more for information or a virtual tour.

**Sandra Macnamara**

**M** 027 208 1001

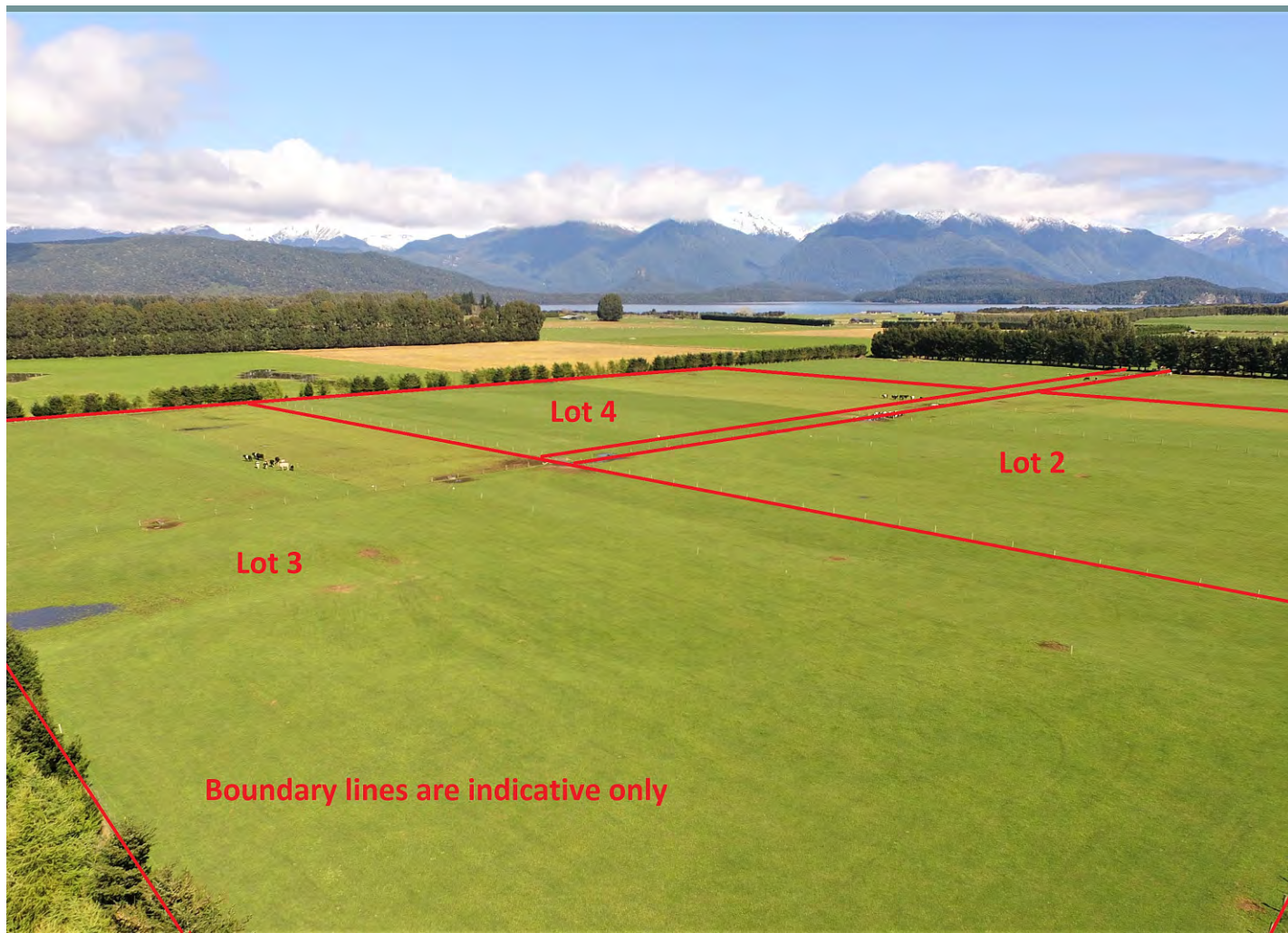
**E** smacnamara@pggwrightson.co.nz

**\$1.295M**

Including GST

[www.pggwre.co.nz/TAN35077](http://www.pggwre.co.nz/TAN35077)





## **MANAPOURI, SOUTHLAND** Lots 2, 3 & 4 1725B Manapouri Te Anau Hwy

### **Escape to Fiordland**

Three lifestyle building blocks available to purchase: Lot 2, 2.9 hectares, - \$365,000, Lot 3, 2.97 hectares - \$365,000, Lot 4, 2.97 hectares - \$365,000. All subject to title, and final survey.

This is fertile flat land with free-draining soils and is located only 4km from Manapouri township. There are sensible covenants for building, and good-sized dedicated building platforms. The driveway will be constructed, with power and phone to the boundary. Water is to be supplied by the purchaser, by either bore or rainwater collection.

**Nick Robertson**

**M** 027 431 6533

**E** [nrobertson@pggwrightson.co.nz](mailto:nrobertson@pggwrightson.co.nz)

**\$365,000**

Including GST

[www.pggwre.co.nz/TAN34665](http://www.pggwre.co.nz/TAN34665)





## GORE, SOUTHLAND 27 Mandeville Kingston Crossing Road

4 2 2

### All Your Bases Covered!

Check out this fantastic opportunity to purchase a recently subdivided two hectare property with a substantial, elevated, four bedroom home along with a huge selection of sheds! This property would be ideal for storing vehicles or equipment securely, starting a commercial business or as a contractor's base, run a few livestock, the options are endless! To build these sheds today would be a huge cost, which makes this a bargain!

**\$950,000**

Plus GST (if any)

[www.pggwre.co.nz/GOR35306](http://www.pggwre.co.nz/GOR35306)

**Derek Ayson**

**M** 027 667 9601

**E** [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)





## **WINTON, SOUTHLAND** 217 Winton Hedgehope Highway

### **Farming with Lifestyle Potential**

Three tarsealed road frontages, this property offers options with three titles, flat to elevated contour providing great views of the Takitimu Mountains and within 2km of the Winton township.

Purchasing Options:

Option A - 28.3265ha - Winton Hedgehope Highway - includes four bay shed and older dwelling

Option B - 12.1437ha - Egerton Road - bare land lifestyle block

Total property 40.4702 hectares.

### **Deadline Private Treaty**

Plus GST

Closes 12.00pm Wednesday 6 April

232 Dee Street, Invercargill

[www.pggwre.co.nz/INV35738](http://www.pggwre.co.nz/INV35738)

**Ian Russell**

**M** 027 478 6517

**E** [irussell@pggwrightson.co.nz](mailto:irussell@pggwrightson.co.nz)





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Back cover image: **'Running a global decarbonisation business from Pukeuri, North Otago'**  
TAR35194 (see inside for this story)

  
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