

AUTUMN 2023

# Lifestyle

## Collection



INTRODUCTION

# WELCOME

**W**elcome to the Autumn 2023 edition of PGG Wrightson Real Estate's Lifestyle Collection. As you will see in the following pages of our flagship publication, plenty is happening in lifestyle property, with an excellent range of appealing listings.

After the market's rapid escalation following the initial stages of the pandemic, a correction took place last year. More recently the situation has stabilised, meaning buyers' and sellers' expectations are more closely aligned, and the market is likely to deliver on any reasonable objectives.

That said, what we are seeing now is clearly a buyers' market.

In addition to the economy, other trends continue to play out, influencing the sale and purchase of lifestyle property.

Technology is making it more feasible to work or operate a business remotely from an urban head office, while the pandemic has resulted in many more people and organisations experiencing this way of working over the past few years. This evolving capacity and change of attitudes overcomes many of the logistical issues that otherwise prevent people from fulfilling dreams and aspirations of living in rural districts. This edition of the Lifestyle Collection includes several inspiring stories that touch on and illustrate these trends: kiwis living the classic lifestyle property dream.

If you aspire to such a dream, and seek to buy lifestyle property, PGG Wrightson Real Estate is your key strategic partner, standing by to assist. As a part of New Zealand's largest rural service business, the benefits of engaging with us extend beyond finding and securing the best sale and purchase deal on the property of your dreams. PGG Wrightson's broader expertise covers most aspects of rural life and business, which makes guiding and assisting you into a new lifestyle in a rural community something we are ideally placed to do.

For prompt, objective, professional assistance, call us today: our dedicated team of experts is eagerly waiting to help you make your lifestyle property dream come true.



**PETER NEWBOLD**  
General Manager  
PGG Wrightson Real Estate



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## OUR COMPANY

# HELPING GROW THE COUNTRY

**P**GG Wrightson Real Estate Limited is New Zealand's only nationwide non-franchised real estate company assisting clients throughout the country and across the globe to buy and sell New Zealand property. We are a national network of experienced, local real estate agents who have been connecting people with property across the country, for generations.

With 17 regional offices plus an additional 40 offices covering every region of New Zealand, our 16 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 and growers 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.

### **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.

### **AN OUTSTANDING BRAND**

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

### **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 more than 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.

OUR OFFICES

# WE LIVE HERE TOO

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



## NORTH ISLAND

Cambridge	07 823 0647
Dargaville	09 439 3342
Dannevirke	06 374 4407
Feilding	06 323 0076
Hamilton	07 858 5338
Hastings	06 878 3156
Kaitiaki	09 408 6130
Katikati	07 571 5795
Kerikeri	09 407 4832
Levin	06 367 0820
Masterton	06 378 2500
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 5338
Wairoa	06 873 7701
Whakatane	07 349 5486
Whangarei	09 470 2522
Wellsford	09 423 9712

## SOUTH ISLAND

Alexandra	03 440 2395
Amberley	03 313 0610
Ashburton	03 308 6173
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	03 440 2395
Rangiora	03 313 0610
Te Anau	03 249 8611
Temuka	03 687 7330
Timaru	03 687 7330
Waimate	03 687 7330

# GREAT PROPERTIES, OUTSTANDING RESULTS

The following is a sneak peek into the past few months' successful sales from around the country. 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 2022 - FEBRUARY 2023

**SOLD | TE KAUWHATA**

5.76ha | Kane & Mark Needham

An executive home on the Lake Waikare foreshore, accessed via a scenic driveway through the neighbouring farm into a grand entrance. A centrally located kitchen and living area open onto an outdoor entertainment space, including an outdoor gas fireplace, overlooking a private pond. This property is on town water supply.

**SOLD | ASHBURTON**

5.58ha | Stephen Watson & Trevor Hurley

Prime bare land zoned residential C, on the rural outskirts, though situated handy to the CBD and local amenities of Ashburton, New Zealand's 29th largest urban area and the fourth largest in Canterbury. A property offering potential to land bank or, subject to council consent, development as a residential subdivision.

**SOLD | RAGLAN**

3.51 ha | Richard Thomson

Recently renovated with a modern kitchen, this property suits working from home, alongside multiple income options. It features excellent reliable water supply to both stock and gardens. With a stand of native trees by the river, the land is easy contour and productive, suitable for cattle and horses.



**SOLD | PLEASANT POINT**

10ha | Simon Richards

Exceptional presentation and maintenance, with the option of an award-winning small business: an oil producing olive grove. A timeless home with open plan kitchen, dining and living rooms that take in the landscape and mountain views, and a formal sitting room with a covered outdoor entertainment area overlooking the olive trees.

**SOLD | HIGHFIELD**

540m<sup>2</sup> | Calvin Leen & Carly Galbraith

A prime location only metres from New World supermarket and West End Park, built in 2015 and exemplifying quality and precision, this executive townhouse features an open plan kitchen, dining and living area offering multiple options for entertaining, with the lounge opening to two sunny and sheltered courtyard sitting areas.

**SOLD | TUAHIWI**

3.75ha | Jo Priebee & Kevin Rowe

Nestled in private park-like grounds with all day sun, garden vistas, a hazelnut orchard and a variety of fruit trees, this property includes a two story, four-bedroom modern colonial main home plus a three-bedroom cottage. A property presenting a quality lifestyle with income potential or separate living for extended family.



**SOLD | MT TAYLOR**

5516m<sup>2</sup> | Jacqui Champion

Stunning views, privacy and space for a pony or livestock give this property excellent appeal. On a clear day Mt Ruapehu is visible, the well-appointed kitchen has its own herb garden, fencing and landscaping make for easy maintenance, and the nearby Feilding walkway enables effortless access to the township.

**SOLD | WITHERLEA**

919m<sup>2</sup> | Greg Lyons

Completed in 2004, this double glazed, schist clad residence sits in one of Blenheim's most sought-after enclaves. Set on a private, elevated, fully fenced section, and customised for entertaining with effortless indoor-outdoor flow, an additional bonus is easy access to the Wither Hills farm park's walking and cycling tracks.

**SOLD | HOKIO BEACH**

2.03ha | Gareth Heard

An excellent layout surrounded by workable land that offers potential for multiple uses, the property is equipped with a huge utility shed, along with shelter for bales. Soaked in all day sun with great outdoor entertaining space, a double garage-workshop and open plan flow, this presents all round family appeal.



**SOLD | MANDEVILLE**

2.01ha | Derek Ayson

Located near a well-known stopover for travelers wanting to explore several local attractions, aside from its substantial, elevated 1980s home this property boasts a huge array of sheds, presenting opportunities to securely store vehicles or equipment, start a commercial business, establish a contractor's base, or use for rental income.

**SOLD | KATIKATI**

11.63ha | Andrew Fowler

A private, fertile lifestyle property with future subdivision potential, excellent views, easy contour, and proximity to Tauranga harbour: a stream flowing through the property is flanked by large puriri and other native forest trees, which provide habitat for kaka and kereru. A modernised home and abundant sheds also feature.

**SOLD | MOERAKI**

1745m<sup>2</sup> | Tony & Sam Spivey

All day sun and views over the Moeraki Harbour and coastline set this beautifully presented, bush clad and private property apart. A spacious living and lounge area with a logfire and large-scale decking are also appealing features, as is proximity to renowned local hospitality businesses and the boat harbour.



NORTH ISLAND



# NORTH ISLAND

LIFESTYLE COLLECTION | AUTUMN 2023





## DARGAVILLE, NORTHLAND

🏠 3 🚗 1 🏠 2

### Country Living and Privacy

A great property with 12 hectares of land, home and sheds that are set in a lovely private rural setting. The older three bedroom home with rumpus/family room is well back from the road giving you some beautiful rural, river views and privacy. Double garage and sleepout. The property has several sheds and one with workshop, concrete flooring and power. The sheds would be great for calf rearing. Several paddocks with rolling to flattish contour. The property is very picturesque with the river boundary which I am sure the family will get so much enjoyment from over the summer months.

**\$650,000**

GST Inclusive

🔍 [pggwre.co.nz/DAG36004](https://pggwre.co.nz/DAG36004)



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## DARGAVILLE, NORTHLAND

🛏 4 🚿 1 🏠 1

### A Sweet Country Lifestyle

Large 7652m<sup>2</sup> lifestyle property with four bedroom country home, open plan living area that opens to a northerly facing covered patio area and large section looking out onto farmland. With one bathroom, a separate toilet, large laundry and storage area with access from the carport right beside the home. It has been refreshed with new carpet in the lounge and vinyl to service areas. The land is flat with a paddock that would suit a few sheep or a horse. Situated on Babylon Coast Road you are handy to the new mountain bike trail ride and an easy commute to the Kai Iwi Lakes.

**\$575,000**

GST Inclusive

🔍 [pggwre.co.nz/DAG37359](https://www.pggwre.co.nz/DAG37359)



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## DARGAVILLE, NORTHLAND

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### Simply Stunning

Upon entering this brilliantly designed north facing home, you are greeted by a large elegant entranceway that leads you to three generous double bedrooms, the master bedroom has walk-in-robe and a large well-designed ensuite with a large well-appointed family bathroom down the hall, separate laundry and good storage throughout the home. Amazing kitchen and dining areas all lead to a large covered patio area for great entertaining which gives great indoor and outdoor flow to the patio and exquisitely landscaped grounds and pathways. This fabulous home will suit a range of lifestyles. If you want only the best, this is it!

### Deadline Sale

(Unless Sold Prior)  
Closes 2.00pm, Wednesday 29 March

🔍 [pggwre.co.nz/DAG37448](https://pggwre.co.nz/DAG37448)



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## DARGAVILLE, NORTHLAND

47 Cobham Avenue

🏠 5 🚿 3 🚗 2

### Superb Location, Superb Home

Wow, the best of both worlds here. Located at the end of an avenue with views out over rural countryside you are in town and the country. A modern kitchen with open plan living, three living areas, four bedrooms plus office and three bathrooms, this comfortable home is spacious and light, with room for all the family, extended family or work from home. Privacy and peace are also part of this package and if you love gardening you have a tidy blank canvas with established trees, come and complete your sanctuary. Room for calves, alpacas, chickens or plant more fruit trees. A delightful sanctuary on the edge of town.

### Deadline Sale

(Unless Sold Prior)  
Closes 2.00pm, Tuesday 28 March

🔍 [pggwre.co.nz/DAG37497](https://www.pggwre.co.nz/DAG37497)



**CINDY YOUNGER**

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## DARGAVILLE, NORTHLAND

775 Redhill Road

### Elevation, Stunning Views and Lifestyle Living

Elevated to catch every morning sunrise. Lifestyle living comes to you with a home that has been made fresh and smart, ready for you to just walk in and enjoy. Open plan with a large deck, overlooking your two paddocks and further into the restful country just slows your pace of life right down to an easy beat. Three double bedrooms, master having an ensuite. A games room and a double garage for storage and toys, which is fantastic as the Ripiro Beach is only a short drive away. Room to have some animals, plant fruit trees or a vege garden. So right for our current environment.

 3  2  2

**\$730,000**

GST Inclusive

[pggwre.co.nz/DAG37483](https://pggwre.co.nz/DAG37483)



**CINDY** YOUNGER

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# PUKEKOHE, AUCKLAND

100 Hill Top Road

## So Much Potential

Located on the Northwestern side of Pukekohe Hill, this 4ha lifestyle block is a blank canvas ready for your magic touch. With its wide-reaching views encompassing the Waikato River around to the Manukau Harbour and beyond. The property offers the quiet living and privacy that having your own lifestyle property can provide, while the township of Pukekohe is minutes away with all the facilities you will need.

Power and water provided to the property, with the opportunity to either renovate or remove the original home. Rectangle in shape, the land gently slopes away from the road with a post and rail front boundary fence with two entrances.

## Price by Negotiation

[pggwre.co.nz/PUK37291](https://www.pggwre.co.nz/PUK37291)



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**MARK NEEDHAM**

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mneedham@pggwrightson.co.nz



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.

**\$695,000**

GST Inclusive

[poggwre.co.nz/MOR35643](https://poggwre.co.nz/MOR35643)

 Video Available



**EMMA MUIR**

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[emma.muir@poggwrightson.co.nz](mailto:emma.muir@poggwrightson.co.nz)



# TE PURU, THAMES-COROMANDEL

468 Thames Coast Road

## La Casa Lodge

Unique opportunity to purchase this stunning Mediterranean style lodge freehold - land, buildings and thriving accommodation/functions business. Set high on the hill with fabulous panoramic sea views and bush backdrop in a very handy location just 11.3km north of Thames, 40km south of Coromandel Town and within 115km from Auckland and Hamilton airports. The perfect venue for weddings and events offering a function room, alfresco dining/BBQ area, beautifully landscaped tropical style gardens with huge lawn for marquees, and accommodation for ten - plus spacious owner accommodation.

**Enquiries Over \$2.4M**

Plus GST (if any)

🔍 [pggwre.co.nz/MOR36782](https://www.pggwre.co.nz/MOR36782)



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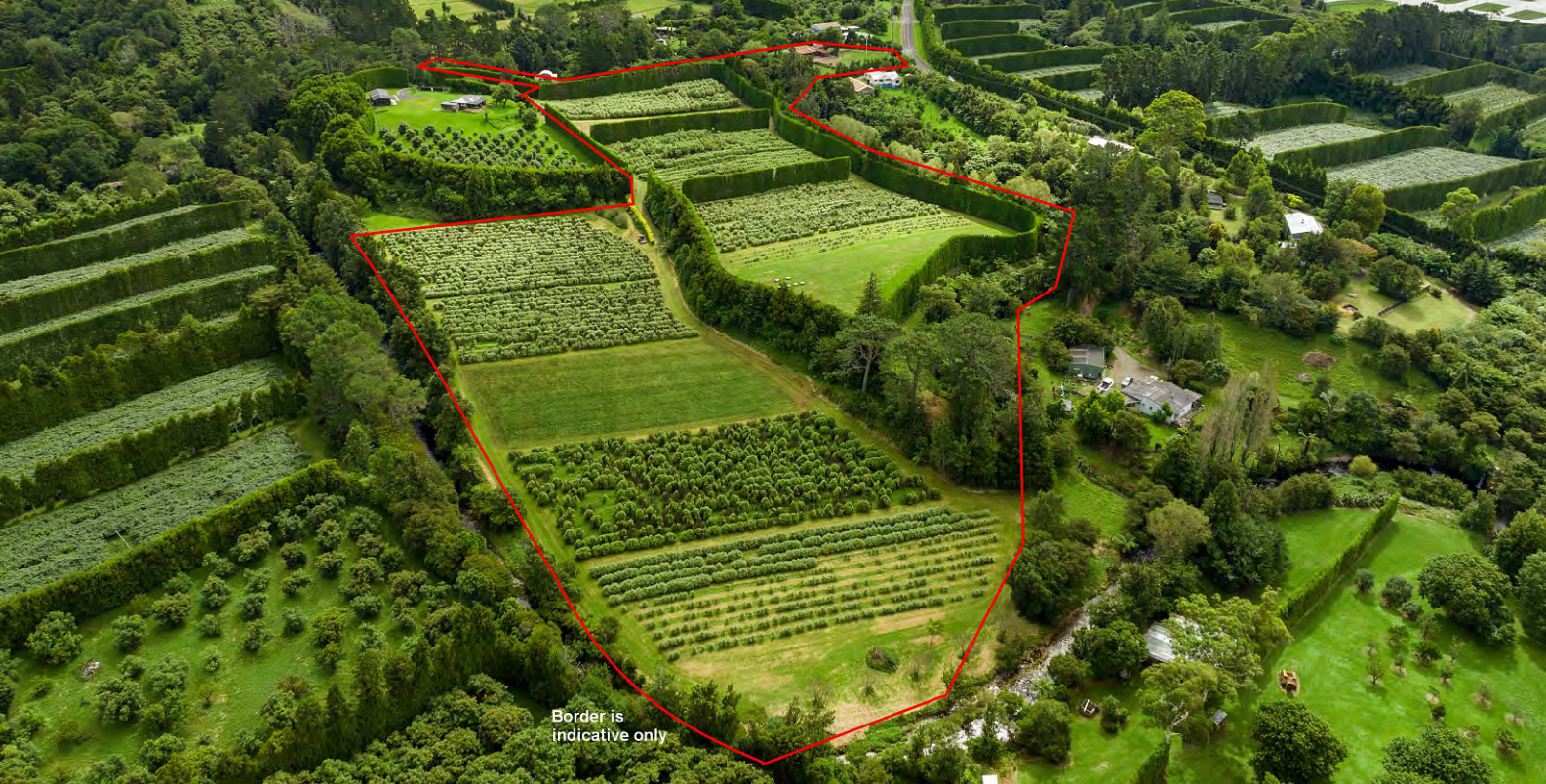


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## KATIKATI, BAY OF PLENTY

40 Killen Road

### A1 Options on Parkland

5.89ha bare land. Enter through an archway of native forest to two large, flat plateaus offering gorgeous building sites. An incredible stream with beautiful swimming holes is a large part of the boundary and a delightful feature. Three phase power at the rustic old cowshed. A roundabout on State Highway 2, gives confidence to future planning approvals. No covenants, move your caravan on, get yourself sorted, then build a dream home at your leisure. Well sheltered and fertile - perfect for high value horticulture conversion. Good tracks give all weather access. Currently growing beautiful and unique natives for cut foliage.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 3.00pm, Tuesday 4 April

[pggwre.co.nz/TAR37524](https://www.pggwre.co.nz/TAR37524)



**ANDREW FOWLER**

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afowler@pggwrightson.co.nz



BAY OF PLENTY

## PERSISTENCE SEES WIN WIN

In 2003 Mike and Wendy Riordan purchased Forevergreen Seedlings, an established nursery business at Te Puna that now comprises a 1.79 hectare lifestyle property, infrastructure to support the business including tunnel, shade and green houses, and a three bedroom home.

In the 20 years since, they have expanded Forevergreen by approximately 75 per cent, supplying customers from Kerikeri to Christchurch and employing six staff.

Two years ago Wendy and Mike decided to sell the business, asking Anton Terblanche of PGG Wrightson Real Estate, Tauranga for an appraisal, though initially placing the property with another agency to sell.

"For various reasons that didn't work out, and in late summer 2022 we went back to Anton to see what he could do," says Mike.

Anton loves a challenge, and marketing Forevergreen Seedlings was a good one.

"With an existing client base, good income, growing demand and an established work force, Forevergreen was an excellent business, though the pandemic era economy meant this was not the best time to sell.

"Selling a home and nursery together is complicated. Only a select few would be interested, and transferring significant intellectual property associated with how to grow things from Mike and Wendy to any new owner needed to be accounted for.

"In addition, the previous agency reported that the business had sold, which created confusion. Although an offer was made, that purchaser reneged. Others therefore needed assurance that an apparent new owner had not put it directly back on the market, which is how it might have appeared," says Anton.

Enabling interested parties to carry out due diligence of the complexities of trading through Covid was another challenge.

Anton found Tauranga-based professional couple Bruce and Andrea Wylie, who had looked at Forevergreen previously, though concluded it was outside their price range. Last year they took a second look, as Andrea explains.

"We wanted a business to provide income. Sustainability, and leaving the planet better than we found it, is a focus for us. Forevergreen met those criteria: supplying native seedlings, promoting using natives for revegetation and helping meet New Zealand's obligations under international carbon emissions regulations," she says.



Although Anton had two willing parties, he still had plenty to do to complete a deal.

“Making sure solicitors and accountants from both sides, and the Wylies’ banker, were all comfortable, required extensive negotiation; while a lease to a third party operating a climate-controlled propagation building on the site added extra issues.

“In a falling residential market, the final condition of the Wylies’ offer, the unconditional sale of their previous property, also proved difficult. Fortunately, since Mike and Wendy wanted to downsize, we saw that a house swap might best achieve that, and the Riordans now live in the Wylies’ old house, as well as the other way round,” says Anton.

It worked out well for all. Andrea is now full time, with only three days off since taking over Forevergreen in early December.

“We have amazing staff, and huge support from Mike through the transition. His knowledge is incredible. I’ve been picking his brain all the time to learn as much as we can.

“Although our main focus was the business, compared to some of the houses on other businesses we looked at, this is a high quality home, which is a big bonus and we are thoroughly enjoying settling into it,” she says.

Mike, meanwhile, has high praise for Anton’s persistence:

“He has detailed knowledge of real estate and horticulture, and his real point of difference is his ability to identify and address material issues. Due to the complex nature of the sale, this was key in selling our property.

“Anton is authentic: what you see is what you get. He is honest and knowledgeable, his integrity cannot be faulted and he is a good bloke. Wendy and I could not have asked for more.”



**ANTON TERBLANCHE**  
Lifestyle & Rural Sales Consultant  
021 324 702

VIEW ONLINE LISTING AT: [pggwre.co.nz/TAR35897](http://pggwre.co.nz/TAR35897)



# AONGATETE, BAY OF PLENTY

Pine Ridge Lane

## Pine Ridge Retreat

3.92ha bare land. A private, exclusive entrance and peaceful house sites with sea and mountain views. A beautiful freshwater stream. No covenants. Set up camp, get yourself sorted. Build your dream home at your leisure. Great sheltered horticulture land for G3, green kiwifruit or avocados. Pockets of native bush for shade and birdlife. All weather access throughout. Hydrangeas, manuka, kanuka, feijoas and leptospermum for cut foliage, fruit or carbon credits provide the basis for an amazing garden paradise and graze a few livestock. You will not over capitalise this land. This is part of the vendors original family farm.

## Tender

Plus GST (if any)  
 (Unless Sold By Private Treaty)  
 Closes 3.00pm, Tuesday 4 April PGG Wrightson,  
 Cnr Cameron Road and Third Ave, Tauranga

🔍 [pggwre.co.nz/TAR37512](https://pggwre.co.nz/TAR37512)



**ANDREW FOWLER**

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## WHAKAMARAMA, BAY OF PLENTY 🏠 4 🚿 2 🚗 2

54 Sinclair Road

### Lifestyle Dream, Pacific Views, Income Potential

Situated in a cul-de-sac location, this beautiful property provides a private lifestyle. With fantastic views towards Mount Maunganui and the Pacific Ocean, it boasts a spacious home with land waiting to be developed. Entertainers will love the open plan kitchen-dining-living area which flows onto the generous deck with spa.

With approximately 2000m<sup>2</sup> of the 1.12ha of land under tunnel cover, an irrigation-fertigation system and 115,000L water storage capacity, the property will suit those looking to generate an income off the land, work-from-homers, or those searching for self-sustainability.

**\$1.775M**

Plus GST (if any)

🔍 [pggwre.co.nz/TAR36934](https://pggwre.co.nz/TAR36934)

🎥 Video Available



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## WHAKAMARAMA, BAY OF PLENTY 4 3 2

938 Whakamarama Road

### Classy and Private with Views!

An attractive lifestyle property on 5210m<sup>2</sup>. Elevated above the surrounding farmland and boasts Pacific Ocean views, with Mayor Island visible in the distance. Completed in 2007, the dwelling features Hinuera stone cladding and raised ceilings finished in beautiful cedar. One side of the home offers a formal entry, an open plan kitchen-dining-living area with a main bedroom and ensuite. The other wing of the home consists of a bedroom with ensuite, a third bedroom and a fourth bedroom with lounge (or large study with lounge), a guest bathroom, separate laundry, and double garage.

**\$1.549M**

GST Inclusive

 [pggwre.co.nz/TAR36774](http://pggwre.co.nz/TAR36774)

 Video Available



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# OMANAWA, BAY OF PLENTY

17 Sarona Park Drive

🏠 4 🚗 2 🏠 2

## Quality and Self-Sustainability

Surrounded by other quality lifestyle properties, one finds a beautiful home completed in 2016, standing proudly on 1.87ha of near flat land. Other improvements include a matching shed, a modern Redpath hothouse, veggie gardens and access to both rain and bore water. The family home features a second living (or media) room, tiled bathrooms, open plan kitchen-living-dining area with polished concrete floors, double garage and fantastic outdoor living areas. The big fire pit has been central to many star-filled summer nights enjoyed by friends and family alike. The balance of the land is suitable for hay making and grazing.

**\$1.745M**

GST Inclusive

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

🎥 Video Available



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# PASSION PROJECT CONSERVATION PARADISE

BAY OF PLENTY



**D**etermined to live in the country and convinced they had the self-reliance to survive in a rural community, in 2000 Cheryl and Alan Loveday purchased a 19 hectare Welcome Bay, Tauranga lifestyle block.

Alan is a boiler operator and Cheryl an early childhood teacher. With no previous experience on the land, they both worked full time, meaning the property was a challenge to be met in the evenings and at weekends.

“We didn’t want flat and boring, so looked for some time before finding this beautiful land, with its rocky crags, streams, bush and large trees: and the view was an amazing bonus.

“Subdivided from a larger farm, it was a sea of yellow, with thistles and granddaddy gorse. We spent so much time on the land, clearing the paddocks re-fencing and installing new troughs,” says Cheryl.

Conservation planting was their focus: retiring steeper areas and stream margins to enhance the existing native bush.

“With assistance from the Bay of Plenty Regional Council, we put together an environmental plan, which helped feed our passion for conservation.

“We planted thousands of native trees. Initially it was Possum Hall, with critters running everywhere. After pest eradication it now looks more like a park. Birds include kereru, tui, hawks and ruru.

“In the meantime several new families have moved in nearby, bringing a similar philosophy, so we have all locked up marginal land together,” says Cheryl.

Last year the Lovedays decided it was time to downsize. They called Andrew Fowler of PGG Wrightson Real Estate, Tauranga to offer their property to the market.

“Thanks to Cheryl and Alan’s work, the property has immense charm. The American ranch styled twin gabled home is connected by covered decks, and the incredible views across the Bay include the city lights,” says Andrew. His ‘rustic rural retreat’ marketing campaign hit the right note for Scott and Angela Trillo of Papamoa. As Scott explains, the family has been looking for several years.

“We’ve always lived in suburbia, though dreamed of going to the country. We mainly looked at smaller blocks, though when we saw this we knew it was the one. Seeing and hearing the birds and wildlife, as well as the natural aspect of the house, particularly its Redwood cladding, excited us.





"We have such respect for the phenomenal efforts Cheryl and Alan have put in over the years. They are grafters. We will carry on their planting and stream restoration.

"Although the challenge of coming from a cosy concrete home with double glazing is not lost on us, it is one we relish," says Scott.

As a builder Scott is the right person for the Trillo's mission. Angela has home schooled their four children, Lani, Fern, Jacob and Ella, who range from eight to 18 years old, and is closely connected to the Tauranga home schooling network, which comprises around 1000 families. She is looking forward to bringing many of them to Welcome Bay.

"I'm keen to expand on the opportunities for outdoor education.

"Our 16 year old son Jacob is particularly looking forward to living in Welcome Bay to further develop his bushcraft skills and enthusiasm for hunting. I'm sure we can open up similar horizons for other young people and their families.

"We will also continue with the beefies, and look forward to filling our own and friends' freezers with happy meat," she says.

Andrew is delighted to have made the match.

"It's always a pleasure to bring buyers and sellers together. When you can conclude a deal, the parties shake hands and everyone has a smile on their face, that makes our role really satisfying."



**ANDREW FOWLER**

Rural & Lifestyle Sales Consultant  
027 275 2244

VIEW ONLINE LISTING AT: [pggwre.co.nz/TAR36430](http://pggwre.co.nz/TAR36430)



## ROTORUA, BAY OF PLENTY

559B Hamurana Road, Hamurana

 4  2  4

### Vendor's Downsizing - Just over Two Acres

Presenting this four bedroom, two bathroom, low maintenance, brick and tile lifestyle property to the market. There is a separate lounge, kitchen and dining areas and a generous master bedroom with en-suite and walk-in wardrobe. The main bathroom is centrally located within the home and the double garage has internal access. Additionally there is a further detached double garage with a workshop and large garden shed.

**\$1.295M**

GST Inclusive

[pggwre.co.nz/ROT37492](https://www.pggwre.co.nz/ROT37492)

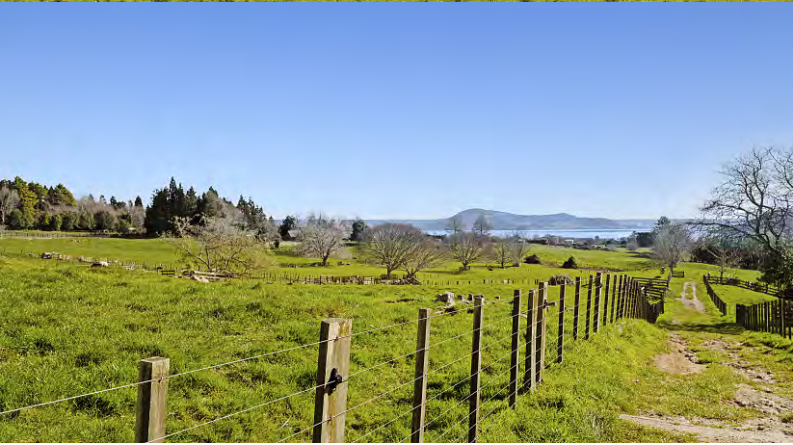
The property is accessed from a sealed driveway and concrete turnaround and has lake views.



**GRAHAM BEAUFILL**

027 474 8073

[graham.beaufill@pggwrightson.co.nz](mailto:graham.beaufill@pggwrightson.co.nz)



## ROTORUA, BAY OF PLENTY

77 Hawthornden Drive, Tikitere

 6  4  1

### The Full Lifestyle Package - 15 Hectares

When you roam this lifestyle property you realise it beholds all the necessary attributes one desires. Location is second to none, just beyond the city limits with views of Mokoia Island to the lake.

Presentation is fabulous with a large two-storey colonial brick dwelling with modern fixtures plus a granny flat offering many uses.

Loads of room for prized stock or an equine base, the land being mainly flat to sloping with a main race to most paddocks.

Sheds for a truck or stables plus attached shearing shed, implement shed, sheep and cattle yards.

**\$2.95M**

Plus GST (if any)

[pggwre.co.nz/ROT37303](https://www.pggwre.co.nz/ROT37303)



**GRAHAM** BEAUFILL

027 474 8073

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ROTORUA

## COUNTRY ESTATE ROTORUA'S FINEST

**G**rowing up in Natal, South Africa, Derek Clarke's family home neighboured a dairy farm.

Derek and his brother spent many hours with the cows, so knew where milk comes from, not to mention where calves come from. Moving to adulthood, Derek went into medicine, though remained fascinated with farming.

By 1994 Derek was an orthopaedic surgeon at Rotorua Hospital. Needing space to give their horse-loving high school-aged daughter Emma free rein, Derek and wife Jenny bought a 16 hectare property overlooking Lake Rotorua, just beyond the city limits at Tikitere, 12 kilometres north east of the CBD. In the 29 years since they have put plenty into the property, and gained even more back, as Derek explains.

"It is a Cape Cod type house, which appealed to us, and there was abundant space. Over the years we've purchased plenty of dry root stock, and those specimens are now big and mature oaks, London plain trees and acers, among other species, while the shelter belts have also fully established.

"We aimed for the aesthetic of an English country estate, and the trees play a large part in that," he says.

While the trees were growing, Derek revisited his childhood interest in farming.

"Under the influence of a stockman neighbour, we set up a Poll Dorset stud. To begin with I knew nothing about sheep, though with plenty of good advice, for many years we bred Poll Dorsets, and did well, including winning prizes at the Waikato A&P Show. We also established a small herd of Hereford cattle, and calved each year.

"Since so many Bay of Plenty farms went from sheep to cattle a few years ago, rather than having to put one ram in the trailer to take him to a lifestyle block, which is what we were doing rather than loading up the stock truck to take mobs of them to farms, we finished with the Poll Dorsets and now run a flock of Romneys, which are better suited to the property: they are smaller and I can flip one onto its back, which I couldn't do with the Poll Dorsets," says Derek.



Derek is semi-retired now, using his expertise in trauma surgery to provide medico-legal opinions to Australian lawyers and plaintiffs. Although the Clarkes have decided it's time to make a move, they are not going far. They've subdivided a small portion from the property for a new build retirement home.

Graham Beaufill of PGG Wrightson Real Estate, Rotorua is selling the Tikitere property, which he describes as one of the district's finest.

"All the necessary attributes are in place here: a large six bedroom, two-storey colonial brick dwelling with modern fixtures and a granny flat attached; predominantly flat to sloping land, including a main race to most paddocks, suited to prized stock or an equine base; sheds for a truck or stables plus attached shearing shed, implement shed, sheep and cattle yards; and extensive plantings to emphasise the grand setting, which capitalises on stunning views across Lake Rotorua to Mokoia Island," says Graham.

Now with a 16.34 hectare footprint after boundary adjustments, the Tikitere property has a listing price of \$2.95 million.



**GRAHAM BEAUFILL**

Lifestyle & Rural Sales Consultant  
027 474 8073

VIEW ONLINE LISTING AT: [pggwre.co.nz/ROT37303](http://pggwre.co.nz/ROT37303)



## WAITOA, WAIKATO

 4  2  2

### Superior Lifestyle

This quality spacious five year old four bedroom Landmark home is set on 14.5 hectares (more or less). The home features an open plan kitchen with scullery, dining and living area with a separate second lounge. The master bedroom features a walk-in wardrobe with ensuite. A separate bathroom with shower and bath. Two heat pumps and a gas fire in the living area, attached large double garage, plus a large American style three bay barn with power and lean-to and an ash felt driveway leading up to parklike grounds complete the picture. Subdivided into 13 paddocks with own bore water supply good set of stock yards and load-out race.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/MOR37343](https://www.pggwre.co.nz/MOR37343)



**ALLISTER COOMBE**

027 507 7622

[allister.coombe@pggwrightson.co.nz](mailto:allister.coombe@pggwrightson.co.nz)



## GORDON, WAIKATO

1961 Old Te Aroha Road

🏠 4 🚿 2 🚗 2

### An "Absolute Ripper" Lifestyle Block

An exciting opportunity has arisen with this beautifully presented property in the lea of the Kaimai Ranges, coming to the market. Consisting of 4.28 hectares (10.5 acres - more or less) subdivided into 12 paddocks and serviced by a reliable bore with water to all paddocks. Multiple options for income here, presently used as an intensive calf rearing operation, beef fattening and other options and not forgetting the family horse. Infrastructure consists of a disused cowshed, large calf rearing sheds and large five-bay half-round lockable barn with concrete floor and power. This is a must view to appreciate!

**\$1.2M**

GST Inclusive

🔍 [pggwre.co.nz/MAT37337](https://pggwre.co.nz/MAT37337)



**TREVOR KENNY**

021 791 643

trevor.kenny@pggwrightson.co.nz



## TIRAU, SOUTH WAIKATO

3 MacMillan Road

### Complete Lifestyle Package

Situated just 1km from Tirau and close to the Tirau Golf Course this appealing lifestyle property set on three hectares (more or less) has so much to offer. The homestead sits perfectly on an elevated site to capture the sun and rural views. The three bedroom plus office low maintenance home is immaculate with recently installed double glazing aluminium joinery. There is an additional living room complete with a bar, ideal for those social occasions. Enjoy the terraced landscaped gardens with an outdoor patio area. To complete the package the contour is flat to easy rolling with free draining Tirau Ash soils.

 3  2  2

**\$1.3M**

GST Inclusive

[pggwre.co.nz/MAT36702](https://www.pggwre.co.nz/MAT36702)



**PETER DONNELLY**

021 449 559

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





# MATANGI, WAIKATO

225 Hoeka Road

6
 4
 4

## Unique Matangi Lifestyle

On offer here are two dwellings; the main home on three levels consists of four-bedrooms and three-bathrooms with a spacious outdoor living area. The minor dwelling has two-bedrooms, one-bathroom and a separate extra-large double garage. A mature fruit orchard and Astro-turf tennis court with gazebo will provide hours of entertainment. A second entrance provides access to the packhouse, shedding and polytunnels. Water for the households is by way of bore and tank storage, while a lined and covered dam holds 500,000m<sup>3</sup> of water for the producing persimmon trees. From the moment you enter the front gates of this property you will be impressed!

## Deadline Private Treaty

Plus GST (if any)  
 (Unless Sold Prior)  
 Closes 12.00pm, Wednesday 22 March

[pggwre.co.nz/CAM37431](https://pggwre.co.nz/CAM37431)

Video Available



**SCOTT BORLAND**

027 486 4893

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**MARTIN LEE**

027 497 0830

martin.lee@pggwrightson.co.nz



## CAMBRIDGE, WAIKATO

443 Brunskill Road

### Delightful Country Escape

If you are looking for a quiet haven in the country then this property could be the one - a charming restored home full of character nestled in the hills of Te Miro with an additional home and five-bay shed. The main house has been carefully sited for privacy, shelter and views while the second house and five-bay barn are handy yet set within their own areas. It has three bedrooms, or four, depending on your family's needs; two bathrooms and two beautiful living areas. A separate quaint cottage sits near the home and is fully contained with one-bedroom and bathroom. To complete this wonderful property is a five-bay mega shed.

🏠 5 🚗 2

### Deadline Private Treaty

GST Inclusive  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 22 March

🔍 [pggwre.co.nz/CAM37485](https://pggwre.co.nz/CAM37485)

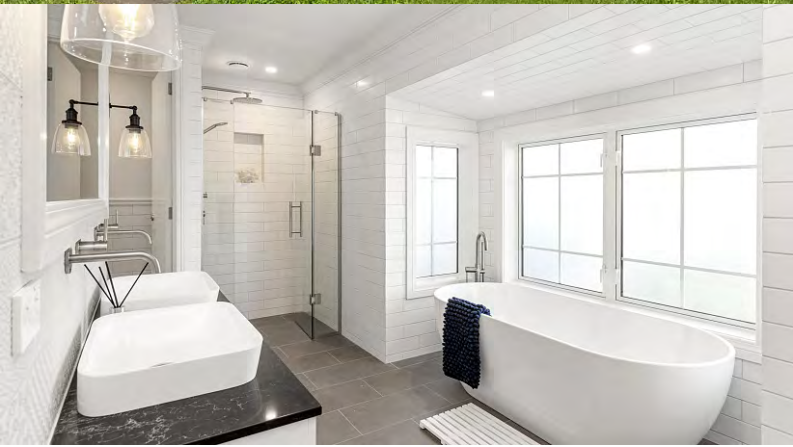
🎥 Video Available



**SCOTT BORLAND**

027 486 4893

[scott.borland@pggwrightson.co.nz](mailto:scott.borland@pggwrightson.co.nz)



# CAMBRIDGE, WAIKATO

24 Catalyst Avenue

 4  2  3

## Timeless Hamptons Elegance

This gorgeous and much admired Hamptons-style home is a real eye-catcher. Built by award-winning Jennian Homes as a show home, many state-of-the-art features have been incorporated into the brand-new build, resulting in a home that you can move into and enjoy immediately. Featuring four bedrooms, two bathrooms and two living areas. The kitchen is exceptional and creates a spectacular central hub for the spacious and impressive living areas. Set on a level 2785m<sup>2</sup> section, which has been attractively landscaped, there is plenty of room to add a pool or more gardens. Pukekura Estate is a desirable location in a green belt outside Cambridge.

**\$2.39M**

GST Inclusive

[pggwre.co.nz/CAM37378](https://www.pggwre.co.nz/CAM37378)

 Video Available



**SCOTT BORLAND**

027 486 4893

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## CAMBRIDGE, WAIKATO

32 Whare Marama Drive

 4  3  2

### Stunning Fowler Showhome

This impeccably designed home has been built with family, entertaining and ease of living in mind. Consisting of three pavilions, this 310m<sup>2</sup> family home stretches right across the 2766m<sup>2</sup> section to take advantage of the sun and outlook. The first pavilion is home to the master suite, complete with fully tiled ensuite, walk-in-robe and sitting room. The middle pavilion is the focal point of the house. Here you will find open-plan living, dining and kitchen as well as the scullery, entry, and office areas. On to the last pavilion separated by a large lounge and bathroom, are the three remaining bedrooms, one with an ensuite and private deck.

### Auction

GST Inclusive  
(Unless Sold Prior)  
11.00am, Wednesday 29 March  
PGGWRE, 87 Duke Street, Cambridge

[pggwre.co.nz/CAM37462](https://www.pggwre.co.nz/CAM37462)



**MARTIN LEE**

027 497 0830

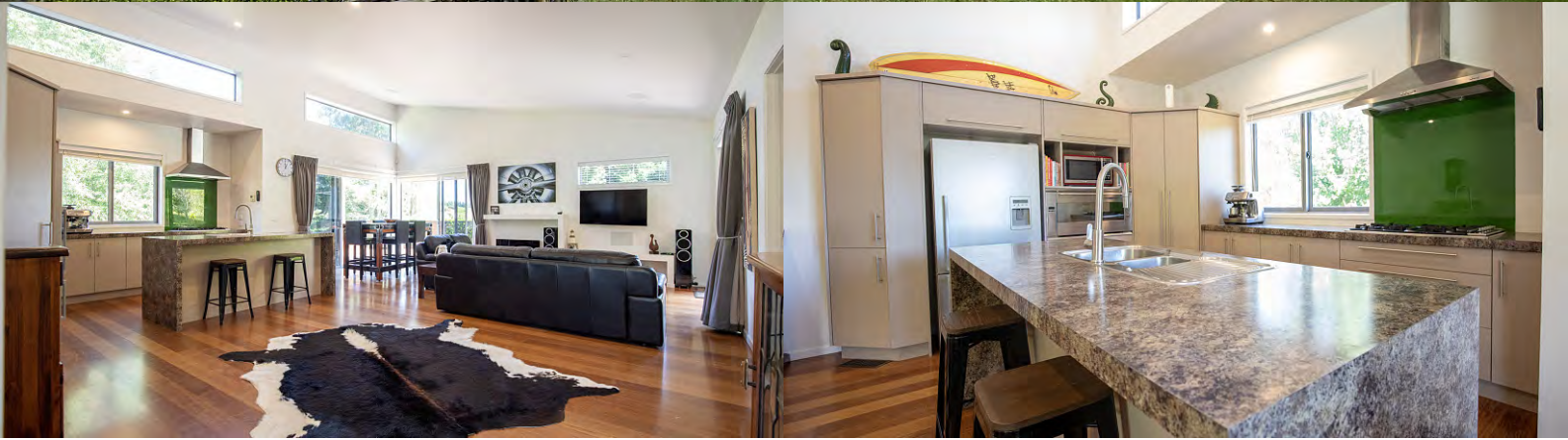
[martin.lee@pggwrightson.co.nz](mailto:martin.lee@pggwrightson.co.nz)



**ALISON NICHOLSON**

022 621 0942

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## RAGLAN, WAIKATO

881b Old Mountain Road

### Spectacular Lifestyle

Lifestyle properties of this quality don't come along everyday. This modern, comfortable family home on 1.24 hectares (more or less) had a lot of thought go into it - the layout works exceptionally well with multiple inside and outside areas to enjoy time alone or with family and guests.

The four bedroom, two bathroom, three toilet dwelling is very well designed with lovely private rural views from each bedroom. Inside this home is the spacious open plan living, dining and kitchen area. This area opens up to the wonderful outdoor living and entertainment zones.



**RICHARD THOMSON**

027 294 8625

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 4  2  2

**\$1.45M**

GST Inclusive

[pggwre.co.nz/HAM37379](https://pggwre.co.nz/HAM37379)

 Video Available



# RAGLAN, WAIKATO

12B Bush View Drive

## Solitude, Serenity and Space

Great views, elevation and a sunny lifestyle imbued with nature await you here, up a quiet lane mere minutes (3km) from the Waitetuna community. The 302m<sup>2</sup> modern, open plan home on 2.41 hectares (more or less) has strong architectural lines, making a statement with its full-height windows and sunken living areas at the heart of the home. There are four bedrooms plus a study and ensuite, and the cedar cladding and minimalist style ensure low maintenance. The internal access double garage and an excellent lockable barn with power allow for hobbies, car collecting or a workshop area.

 4  2  2

**\$1.65M**

GST Inclusive

[pggwre.co.nz/HAM36981](https://www.pggwre.co.nz/HAM36981)

 Video Available



**RICHARD THOMSON**

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[richard.thomson@pggwrightson.co.nz](mailto:richard.thomson@pggwrightson.co.nz)



## RAGLAN, WAIKATO

214 Cogswell Road

### Dream Spot

If privacy, quiet, bush, birdlife and streams make your heart sing then look no further. This 8,352m<sup>2</sup> (more or less) property conveniently located on a quiet no-exit road midway between Hamilton and Raglan has a very special feel about it. The property features a well cared for three-bedroom 1950s home with native flooring. Recently added has been insulation to walls, double glazing and a very generous deck to enjoy the outdoor space. The abundance of native plantings on the banks of the beautiful stream will be very attractive in the years to come.

 3  1  1

**\$895,000**

GST Inclusive

[pggwre.co.nz/HAM37350](https://pggwre.co.nz/HAM37350)

 Video Available



**RICHARD THOMSON**

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[richard.thomson@pggwrightson.co.nz](mailto:richard.thomson@pggwrightson.co.nz)



## OTOROHANGA, WAIKATO

310 Old Te Kuiti Road

### Well Contoured and Located Lifestyle Block

9,5039 hectares (more or less) located just 3km southeast of Otorohanga is this very easy contoured farmlet which has three titles. The bulk of contour is suitable for cropping. There is a well maintained older three-bedroom dwelling set back from the road. Plenty of storage buildings are centrally located as are the cattle yards and load-out. The properties water is from town supply. It has been leased out for 20 years and has regular fertiliser applications. There are ten well sized paddocks.

 3  1  1

### Tender

GST Inclusive  
(Unless Sold By Private Treaty)  
Closes 11.00am, Friday 31 March  
PGGWRE, 57 Rora Street, Te Kuiti

[Q pggwre.co.nz/TEK37425](https://www.pggwre.co.nz/TEK37425)



**PETER WYLIE**

027 473 5855

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





## PIOPIO, WAIKATO

158 Mairoa Road

### A Perfect Lifestyle

Built in 2008, this modern home consists of two bedrooms at one end and three bedrooms plus office at the other. Open plan kitchen/dining and two living areas providing space for families of all sizes. Heating is by an internal heat pump system.

An extensive patio area overlooks 3.13ha (more or less) of pastoral land, with impressive northeasterly views over Piopio township and on a good day, Mt Ruapehu! Large workshop/garage with concrete floor complemented with a two-bedroom sleepout, kitchen and bathroom.

There are seven paddocks, predominantly all 8-wire batten with a laneway heading up to the yards/loadout ramp and head bail.



**TONY FOREMAN**

027 654 7434

tony.foreman@pggwrightson.co.nz

 7  3

**\$1.2M**

GST Inclusive

 [pggwre.co.nz/TEK37309](https://pggwre.co.nz/TEK37309)

 Video Available



## FRASERTOWN, HAWKE'S BAY

31 Tiniroto Road

 1  1

### Privacy and Peace Just 8km from Wairoa

On this 1.86ha (4.6 acre) block of land, set over two levels, there is a true feeling of peacefulness and quietness. Enter via the treelined driveway, a veritable greenbelt. The elevated block where the cottage and the super-sized barn sit affords a spectacular outlook over Frasertown and the surrounding district. Solar panels supplement the cottages' electrical supply. There is a large barn (with electricity) and many fruit trees. This is such an interesting property. Contact Kimberley for further information about this intriguing potential-packed property.

**\$370,000**

GST Inclusive

[pggwre.co.nz/WAR37420](https://www.pggwre.co.nz/WAR37420)



**KIMBERLEY BELL**

027 355 4464

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



## MEEANEE, HAWKE'S BAY

72 Waverley Road

 4  4  3

### Outstanding Lifestyle With Options

72 Waverley Road has fantastic location between Napier and Taradale on a no-exit private road. With 4.762 ha of land, this is rural living at its best.

The two-storied home has four double bedrooms, two with ensuite and one other full bathroom. The second story is solely dedicated to living areas with large lounge, family/dining, kitchen plus another toilet, all surrounded by extensive decks. Downstairs can double as a fully self-contained unit with separate entrance.

Three car garaging plus a workspace area are also on the first level. The block has substantial shedding with two large industrial-type sheds, stables and loose boxes.

### Price by Negotiation

GST Inclusive

[poggwre.co.nz/HAS37194](https://poggwre.co.nz/HAS37194)



**PAUL HARPER**

027 494 4854

[paul.harper@poggwrightson.co.nz](mailto:paul.harper@poggwrightson.co.nz)



## CROWNTHORPE, HAWKE'S BAY

1424 Matapiro Road

### A Lifestyle Block with Size!

6.03ha (15 acres). Here is a lifestyle property that is different from the rest - it has a plantation of Chestnut trees!

The entrance onto the property is through an avenue of the Chestnuts, and beyond is a superb area of flat grazing land that rises up to an elevated platform - the ideal place for a dwelling.

The land is well sheltered, it's well above the river and the soils are free-draining. It's the perfect property for horses and even cattle or sheep.

Very rarely do properties of this size come onto the market in Crownthorpe.

**\$550,000**

Plus GST (if any)

[pggwre.co.nz/HAS36162](https://www.pggwre.co.nz/HAS36162)



**PETER DICK**

027 446 1714

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



## TAIHAPE, MANAWATU

21 Kaka Road

### Stunning Villa

Villas are the quintessential homes of a bygone era. Built from hardwood native timbers with beautiful decorative features that can't be duplicated today they are the embodiment of the design aesthetic of the late 19th and early 20th century. This four-bedroom home has so much to offer, an open-plan kitchen/dining living area. Modern kitchen, leading off to a large deck, with fantastic indoor-outdoor flow. Gracious living, deep bay windows, state of the art fireplace gives it the wow factor. Extra guest room along with a swimming pool and covered spa pool, manicured park-like grounds on a fully fenced section. This will not disappoint.

 4  2  5

**\$700,000**

GST Inclusive

[pggwre.co.nz/TPE36907](https://www.pggwre.co.nz/TPE36907)

 Video Available



**MARIE FROST**

022 167 2043

Marie.Frost@pggwrightson.co.nz



RANGITIKEI

VIEW ONLINE LISTING AT: [pggwre.co.nz/FDG36815](https://pggwre.co.nz/FDG36815)

## CLASSIC MARTON VILLA ORIGINAL CONDITION

In 2018 Margaret and Mike Webster bought a 4.3 hectare property on the northern outskirts of Marton. They had long admired the classic 1908 villa, particularly in the latter years of their 25 year farming career in Turakina Valley, having regularly passed the property on the route to and from town. As Margaret explains, with retirement coming into view, their focus on the property increased.

"When the house came up for sale, we were interested, though the previous owners withdrew it from the market after only a short time. We quickly fell in love with it. We both love gardens, and this house has a wonderful garden, and we loved the style of the house. It was what we were looking for," she says.

Built as a farm homestead, the house had been maintained to an immaculate yet original condition by its previous owners.

Margaret and Mike were not daunted at the withdrawal of its listing from the market: they made an offer anyway, which was accepted. Once they moved in, it quickly became the location for many new memories for the couple, particularly when their three sons and four grandchildren came to visit.

"We re-wired the whole house; added a new deck and kitchen in keeping with the period style of the rest of the house; and we built a new garden, planted in multiple colours.

"We brought in bees, owned by Down Under Honey, and planted beautiful trees for them and for the native birds; Mike grew roses; and we lambed ewes," says Margaret.

Although she still loves it, having lived in the house by herself for three years since Mike died in 2019, Margaret has taken the decision to downsize.



"I have so many lovely memories. It's time for me to move on and make new memories somewhere else," she says.

Jacqui Campion of PGG Wrightson Real Estate, Marton is marketing the property on Margaret's behalf. She says it is a special home.

"This is a gorgeous property with the rare ambience only these superb villas exude.

"Its new owner will gain immense pleasure entertaining on the large front veranda, while the children play cricket on the expansive front lawn; guests will be awestruck at the original pressed ceilings in the two divine formal lounges, where the large windows invite a dappled sun to give the native wood its distinctive glow; the grand entrance is typical of this era and a splendid way to welcome visitors in style; while a light, sun-drenched office or sunroom looking out to the garden is an intimate place to enjoy a reflective moment.

"Seldom do properties of this character and calibre become available so close to town," says Jacqui.

On two titles, of 3.9 and 0.4 hectares respectively, the property has potential for development.



**JACQUI CAMPION**

Lifestyle & Residential Sales Consultant  
027 593 9764

VIEW ONLINE LISTING AT: [pggwre.co.nz/FDG36815](http://pggwre.co.nz/FDG36815)



## MARTON, WANGANUI

46 Tutaenui Road

 5  2  4

### Motivated Vendor Says Bring All Offers

Owner says forget previous price, as they have found a property and want SOLD! Driving onto this gorgeous property you will immediately feel the special ambience only these superb villas exude. You will easily picture yourself entertaining your guests on the large front veranda while the children play cricket on the expansive front lawn. You won't have to update the kitchen as it has been recently upgraded. It is a true homestead kitchen with plenty of room for the large kitchen table where memories are made with your good friends. The rest of this special home is in an immaculate yet original condition. Just perfect for you.

**Price by Negotiation**

 [pggwre.co.nz/FDG36815](https://pggwre.co.nz/FDG36815)

 Video Available



**JACQUI CAMPION**

027 593 9764

[jacqui.campion@pggwrightson.co.nz](mailto:jacqui.campion@pggwrightson.co.nz)





## KIMBOLTON, MANAWATU

2778 Kimbolton Road

🛏 5 🚿 2 🏠 6

### Sumptuous Villa with World Class Views

If you are looking for a stunning villa in a rural community look no further. This gorgeous villa has been beautifully maintained to a high standard for the next lucky caretaker. A bonus is the 8094m<sup>2</sup> (2 acres), perfect for a freezer beast or the pony, on two titles. The kitchen is spacious and timeless. The dining and family area flowing from this gorgeous kitchen makes socialising a joy. Five good-sized bedrooms, two excellent wood burners, large workshop which could easily house five cars and a separate rumpus room off the first garage. All this set in the lovely village of Kimbolton with easy commute to Feilding and Palmerston North.

**Enquiries Over \$910,000**

🔍 [poggwre.co.nz/FDG37408](https://poggwre.co.nz/FDG37408)



**JACQUI CAMPION**

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## DANNEVIRKE, MANAWATU

167 Heretaunga Road

 4  1  5

### Impressive Lifestyle

Privacy, views, breathtaking gardens and exceptional garaging are just some of the features that make 167 Heretaunga Road the ultimate lifestyle package. This 6687m<sup>2</sup> lifestyle block is centrally located between Dannevirke and Woodville making it an easy commute to Palmerston North. Once the new highway is complete it will be an easy drive. The beautifully situated north-facing brick home features a modern spacious kitchen, neutral decor, open plan spacious living with great flow, four double bedrooms and a fifth bedroom or study and of course magnificent views of the Ruahine Ranges. A wood burner and two heat pumps will ensure warmth.

### Enquiries Over \$759,000

GST Inclusive

[pggwre.co.nz/DAN37353](https://www.pggwre.co.nz/DAN37353)



**BEC ADIE**

027 538 4173

bec.adie@pggwrightson.co.nz



## LEVIN, MANAWATU

66 Pohutukawa Drive

 4  2  4

### Best House - Best Street - Best Buy

This modern family home occupies a private position and enjoys all the merits of countryside living, yet is just a short drive from schools, shops, and other amenities.

Inside this four bedroom lovely home, the well-appointed kitchen is complemented by versatile open-plan living areas, with a log burner and heat pump promising year-round comfort and excellent indoor/outdoor flow promoting easy access outside.

Outside, the large deck is the perfect place for the adults to relax while the kids enjoy the expansive, fully fenced section.

### Enquiries Over \$1.15M

GST Inclusive

 [pggwre.co.nz/LEV36971](https://pggwre.co.nz/LEV36971)

 Video Available



**CHER MCCARTNEY**

022 060 8134

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



## EAST TARATAHI, WAIRARAPA

575 East Taratahi Road, Carterton

### 1ha Lifestyle Sections - Only Two Left

Check these last two sections out (Lot 5 and 6). Located on the sought-after river end of East Taratahi Road, convenient to Masterton, Gladstone and Carterton, spectacular rural views and sunny. Easy access to the river known as the Cliffs for recreational use close to the property. These two 1ha (approximately) lots will be hard to beat. Power to the gate and no covenants.

Pick your section and jump into the lifestyle you deserve. Call me and book a viewing.  
\* image shows nearby river.

### Price by Negotiation

[pggwre.co.nz/MAS34168](https://www.pggwre.co.nz/MAS34168)



**BEVAN** EDWARDS

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SOUTH ISLAND



# SOUTH ISLAND

LIFESTYLE COLLECTION | AUTUMN 2023



TASMAN

## CLIMATE RECREATION & LIFESTYLE

**B**lue sky and sunshine, easy access to the great outdoors, and a relaxed pace combine to make Nelson one of the country's most sought after lifestyle property locations.

Originally from Auckland, via Canterbury, and living in the province since 2008, Doug Smith of PGG Wrightson Real Estate, Nelson is proof positive of the region's benefits.

"My partner grew up here so she was keen to come back, and I was keen to live here for the outdoor lifestyle that the province offers, along with the sunny climate.

"Winter here is a non-event compared to other regions. While Nelson winters can be crisp, I have never had to

wear a poly-prop top here, whereas in Canterbury it is a standard item of your winter attire. We have great beaches, tramping, hunting and mountain biking, not to mention excellent restaurants and cafes.

"In terms of amenities, we have all you need; alongside a relaxed approach: people tend not to lock their doors, especially in country areas. It's an easy lifestyle, definitely more laid back than the city," says Doug.

Like other regions, the Nelson lifestyle property market has eased since mid 2022, with a buyers' market emerging. For Tasman the January 2023 median sale price was \$775,000, compared to \$889,000 in January 2022. Days to sell has



gone to 60, from the region's 10 year average of 42 days. In the three months to October 2022, the median price for all lifestyle property sold was \$1.015 million.

Doug and his colleagues routinely sell lifestyle properties to people moving into the province. Steve and Dawn Fertich, along with their 17, 14 and nine-year-old sons, relocated from Ohope, near Whakatane, to an 18 hectare Moutere property in March 2021, as Dawn explains.

"Moving to Nelson fulfilled our dream. We love the outdoors and here we have everything on the doorstep. Before we moved we had a limited number of walks, bike rides, beaches and hikes. Here we could spend years doing the equivalent activities and never repeat something.

"As our boys grow, there are many more work opportunities for them here. Previously we anticipated they would move further away to find work, now we have the chance to keep the family close. Our eldest son plans to take up an electrical apprenticeship, which is straightforward locally, though if we were still in Ohope, he would have had to move away to start his career.

"We love it, and we wouldn't move from here. Nelson has so much to offer, and everything we could hope for. It has so many schools, and all the kids are lovely. It is a real friendly place, and the boys have all made great mates since we've been here," she says.

Meanwhile John and Megan Moffat, previously living in Eastbourne, Wellington, recently purchased a four bedroom villa on an 18 hectare Upper Moutere property.

"We lived in Wellington for 20 years. I work for myself, and Megan works in the public service. Neither of us is tied to a particular location, and we are both used to working from home. After our children moved out, we no longer

needed a big five bedroom house on a hillside and having frequently visited family here, were keen to look into the Nelson region.

"We wanted some land, within 20 minutes of Motueka and Mapua. We wanted privacy, one storey, and we wanted to be on the flat. We are both handy in terms of renovating, and wanted a project we could put our own stamp on" he says.

John reckons owning property in the country carries an obligation.

"When you have rural land, you have to do something productive with it. The plan for now is to buy some stock to keep the grass at bay, and we are thinking about a breeding herd," he says.

As well as boasting high sunshine hours, Nelson offers the shortest average commuting times for New Zealand urban centres; rental costs at the lower end of the scale compared with elsewhere; and as New Zealand's geographical centre, flights of 25 minutes to Wellington, 85 minutes to Auckland and 50 minutes to Christchurch.



**DOUG SMITH**

Rural & Lifestyle Sales Consultant  
027 543 2280



Boundaries are approximate only



## HAVELOCK, MARLBOROUGH

47 Orapito Road

### Build Your Dream Sounds Getaway!!

Are you looking for an affordable property option in the Marlborough Sounds? 47 Orapito Road is a great size section of 3051m<sup>2</sup> in the Kaiuma Bay subdivision. Kaiuma Bay is located at the head of the Pelorus Sound and is only 55.4km from Blenheim airport, 22.6km from Havelock, or around 10 minutes by boat from the Havelock Marina. This well-positioned section is located in one of the most elevated parts of the subdivision to take in the stunning views of the bay complemented by Marlborough's huge sunshine hours. It has a sealed entranceway and services on-site including the internet. This property offers privacy and a peaceful location.

### Enquiries Over \$290,000

GST Inclusive

[pggwre.co.nz/BLE37295](https://www.pggwre.co.nz/BLE37295)



**GREG LYONS**

027 579 1233

greg.lyons@pggwrightson.co.nz





## OKARAMIO, MARLBOROUGH

10 Camerons Road

 3  2  3

### Lifestyle Property With a Difference!

Situated off Camerons Road, Okaramio, this 4.86 hectares (12 acres) property has it all! The large three-bedroom plus sleep-out home is set amongst well-established gardens which attract numerous native birds. With large living areas, and two bathrooms, this home is ideal for the family. The well-appointed three-bay workshop lends itself to many opportunities, and a built-in gantry adds to the opportunities. Numerous other outbuildings include a three-bay truck/tractor shed, stockyards, etc. 2ha QEII nature reserve has a stunning walking path throughout the established native trees.

### Enquiries Over \$1.4M

GST Inclusive

 [pggwre.co.nz/BLE36395](https://pggwre.co.nz/BLE36395)



**KEN MCLEOD**

027 433 4746

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



# RAPAURA, MARLBOROUGH

158 Rapaura Road

4
 2
 3

## Lifestyle on the Golden Mile

Seldom available, this four-bedroom permanent material home on Rapaura Road, Blenheim, has everything you would expect from a 8651m<sup>2</sup> (two-acre) lifestyle block that delivers so much more than meets the eye...

This immaculately presented property will not disappoint. The home has a large main bedroom, ensuite and walk-in robe, wonderful indoor-outdoor flow, and large living areas for entertaining plus a spa pool on the rear deck. A large log fire, new carpet, and recently repainted inside and out add to the pleasing layout.

An 8m x 8m double garage with an adjoining carport and a huge sealed parking area provides plenty of vehicle parking.

**\$1.2M**

GST Inclusive

[pggwre.co.nz/BLE36909](https://pggwre.co.nz/BLE36909)

Video Available



**GREG LYONS**

027 579 1233

greg.lyons@pggwrightson.co.nz



**JOE BLAKISTON**

027 434 4069

jblakiston@pggwrightson.co.nz



## WAIRAU VALLEY, MARLBOROUGH 3 2 5

26 Seniors Road

### Living the Best Country Life

Located in the friendly rural community of the Wairau Valley in Marlborough, just 38km from Blenheim's CBD is this 1ha (2.7 acres) lifestyle property. Well-positioned to the north to take advantage of all-day sun, this beautifully presented residence of 232m<sup>2</sup> was constructed by 'Endeavour Homes' in 2010. Consisting of three double bedrooms plus an office and two bathrooms and internal access double garage. Outdoor entertaining is well catered for with an extensive north-facing wooden deck. With a three-bay shed and four fenced paddocks, this is an attractive lifestyle option in sunny Marlborough.

**For Sale**

 [pggwre.co.nz/BLE37261](https://pggwre.co.nz/BLE37261)

 Video Available



**GREG LYONS**

027 579 1233

greg.lyons@pggwrightson.co.nz



## WAIRAU VALLEY, MARLBOROUGH 3 2 7

70 Seniors Road

### Escape From The City Life!

If your Marlborough lifestyle dream includes a modern home, lots of sheds, and 1.9ha (4.88 acres) of land then this is the property you have been waiting for! Located in the Wairau Valley township just 38km from Blenheim's CBD is this well-presented 182m<sup>2</sup> brick, three-bedroom, two-bathroom home built in 2003. Well positioned to take in the north-facing sun and amazing views of Mt Fishtail and the Richmond ranges. Lifestylers are well catered for with three large paddocks and two substantial sheds and is all you need to enjoy Marlborough's lifestyle at its best.

### Enquiries Over \$1.05M

GST Inclusive

 [pggwre.co.nz/BLE37250](https://pggwre.co.nz/BLE37250)

 Video Available



**GREG LYONS**

027 579 1233

greg.lyons@pggwrightson.co.nz



## DUNOLLIE, WEST COAST

1 Cromarty Street

 3  1  2

### Town and Country All Rolled Into One

A lifestyle property right on the edge of town that is secluded and private with great views overlooking Dunollie and Runanga. Consisting of a 1990s brick Lockwood home on 2.3ha, this home has three double bedrooms, open kitchen dining and living area. Bathroom with separate toilet and laundry. The living area has a Yunca multi fuel fire on wetback and ranch sliders leading out to a large deck overlooking the paddocks. Large double detached garage with workshop and power. And a selection of small farm sheds. Fully fenced, northwest facing with walking distance to the school, dairies, local workingmen's club and only 7km to Greymouth.

### Enquiries Over \$470,000

GST Inclusive

[pggwre.co.nz/GRE37270](https://pggwre.co.nz/GRE37270)



**SHARYN** OVERTON

027 272 7032

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



# INCHBONNIE, WEST COAST

11 Station Road

 4  2  3

## Lifestyle Lifestyle Lifestyle

Close to Moana township and the wonderful Lake Brunner where the Brown Trout die of old age. A great place for all hunting, fishing, water sports and fossicking. This property includes a three-bedroom cottage. Additionally, this property has a large two bay closed in shed specifically suited to the boating enthusiast with an attached studio unit. The studio unit has a kitchenette, bathroom with combined laundry, gas hot water and is double glazed. Well maintained section on 7878m<sup>2</sup>. Fenced section has a U-shaped paddock plus older style 12 x 3 metre shed. So many options available including, holidays, lifestyle living, or Airbnb.

## Enquiries Over \$550,000

GST Inclusive

 [pggwre.co.nz/GRE35892](https://pggwre.co.nz/GRE35892)

 Video Available



**SHARYN OVERTON**

027 272 7032

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



## HOKITIKA, WEST COAST

1218 Old Christchurch Road

### Cranberry Farm Opportunity

Extremely rare opportunity to purchase a unique artisan business - quality authentic, and New Zealand's only cranberry farm right here in Westland. The cranberry farm is currently up and running as an online business selling top-quality products including sauces, relishes, a variety of jellies and compotes to supermarkets and specialty food stores nationwide. Set on 4.5ha just north of Hokitika on the West Coast. The cranberries are planted in eight beds on two hectares of property. Purpose built sheds include a large 13x9 metre packing shed, storage freezer space, chiller and certified commercial kitchen. Ready to take to the next level.



**SHARYN** OVERTON

027 272 7032

sharyn.overton@pggwrightson.co.nz



**\$770,000**

Plus GST (if any)

[pggwre.co.nz/GRE37073](https://pggwre.co.nz/GRE37073)

 Video Available



CANTERBURY

## REKINDLED LOVE PROMPTS MOVE

Since she was a teen living on her family's Prebbleton lifestyle block south of Christchurch, Anna Grainger has loved horses.

She became a keen equestrian, enjoying the sport as both a rider and a judge. However, a late 2018 accident that she still can't fully recollect left Anna with a head injury and serious concussion. No longer able to look after her horses, she sold them, also taking three terms away from her job as a teacher at Lincoln Primary School.

"On doctor's orders I wasn't allowed on a horse. After 18 months, although it ought to have been longer, I was really missing it and pretty miserable. I love the company of horses. They are my passion. A friend has a horse trekking business in Hanmer, so I decided to see him for a wee ride on a quiet horse. I just loved it, and despite knowing the doctor would disapprove, decided to get myself another horse, which eventually led to a pony to keep my horse company," she says.

Reconnecting so strongly with horses, Anna and husband Darryn started to consider moving to a lifestyle block as their Kennedy's Bush, Christchurch property did not suit keeping horses onsite. Darryn grew up on a market garden and had wanted to return to rural life for some time. Helping Anna

back onto a horse strengthened that desire, so they went in search.

"We looked at several places, including a couple of open homes where we met Ron. He understood what we were looking for, and a short while later called to tell us he was about to list a property."

Based at PGG Wrightson Real Estate, Lincoln, Ron Ferguson was offering the one hectare, three bedroom Springston lifestyle block with colleague John Davison. The low maintenance easy-care Colorsteel clad home offered views of the Alps and the Port Hills. A two-bay utility shed plus shelter for a horse truck were benefits, and crucially for Anna, it was already well set up for equine needs with an arena and three paddocks, while Darryn liked the oversized garage for his big passion: his mountain bikes.

"Ron said: 'This might suit you,' and we looked at each other and said: 'Yeah, we love that!'"

"We ended up going to the open homes every weekend. It was a bit quirky, we didn't need more land, and the stream down one side, plus the shelter from the easterly, gave it a wonderful feeling, and it was reasonably close to school," says Anna.





Anna and Darryn went to the auction, though were just short of finalising the sale of their previous home, so put in an offer after the property was passed in. That offer went unconditional in November and they moved in January.

“We are loving it: it’s perfect.

“We are learning the ride on mower, though have also bought a robot mower. We inherited some chickens, and Darryn is learning to look after the horses, so when he works from home enjoys popping out to see them during the day.

“It’s so quiet and relaxing to come home, and it has a beautiful verandah, so we are outdoors for almost every meal on the patio, breakfast, lunch and dinner,” says Anna.



**RON FERGUSON**

Lifestyle & Rural Sales Consultant  
027 498 6256



**JOHN DAVISON**

Lifestyle & Rural Sales Consultant  
027 436 4464

VIEW ONLINE LISTING AT: [pggwre.co.nz/LCN36801](http://pggwre.co.nz/LCN36801)



## CHEVIOT, CANTERBURY

56 Mina Road

### Well-Established Bare Land Lifestyle Block

This beautifully presented 4.0468ha bare land lifestyle property has been owned and developed over the past 20 plus years by the same owner. It is very well set up with strong pastures, fencing and facilities. There are several excellent building sites with north facing views toward the Kaikouras and electricity and telephone connections are available outside the boundary. The property is fenced into two paddocks with good pasture and water troughs. There is one unit of county water with a 25,000 litre storage tank as well as a hayshed/implement shed and temporary sheep yards.

### Enquiries Over \$395,000

GST Inclusive

[pggwre.co.nz/CHR37333](https://www.pggwre.co.nz/CHR37333)



**PETER CREAN**

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**MARK CLYNE**

027 531 2964

[mark.clyne@pggwrightson.co.nz](mailto:mark.clyne@pggwrightson.co.nz)



## GRETA VALLEY, CANTERBURY

11 Greta Valley Walkway Road

3 1

### Capture the Great Outdoors

An opportunity for renovators, families or couples looking for a slice of New Zealand to call their own! Bursting with character, charm and potential, impeccably cherished by the same owner for 38 years, original décor features throughout. Three generously sized bedrooms all with fantastic storage. A wetback log burner in the main living space. Spacious laundry and two toilets. Extremely generous implement shed. Enjoy the rural scenery right on your doorstep - Bring your imagination and an open mind, this home is not to be missed!

### Enquiries Over \$429,000

GST Inclusive

[pggwre.co.nz/AMB37143](https://www.pggwre.co.nz/AMB37143)



**MARIA RICKERBY**

027 563 1733

[mrickerby@pggwrightson.co.nz](mailto:mrickerby@pggwrightson.co.nz)



# WAIPARA, CANTERBURY

380 Omihi Road

3 2 3

## Charmed Country Classic!

A rural masterpiece nestled amongst vineyards of the Waipara Valley on 5.0678ha. This renovated character dwelling boasts large windows showcasing views and doors opening to patio and pool. Open plan kitchen to dining and sitting room and formal dining. Master suite with en suite, two further bedrooms all overlook the impressive garden. Entertain by the pool enjoying your own wine and produce. Sited on a terrace meander down to the bottom tier to picnic area, three-bay entertaining barn, duck pond, and many fruit trees and plantings. Bounded by the Omihi stream, with several paddocks to graze stock.

## Deadline Sale

GST Inclusive  
Offers Over \$1,260,000  
Closes 5.00pm, Monday 3 April

[pggwre.co.nz/AMB37471](https://www.pggwre.co.nz/AMB37471)

Video Available



**MARIA RICKERBY**  
027 563 1733  
mrickerby@pggwrightson.co.nz



## AMBERLEY, CANTERBURY

29 Newcombes Road

🏠 4 🚗 2

### Larger Lifestyle with Forestry

Welcome to this private and established, 25.9611 hectare small farmlet or larger lifestyle block. It features a permanent material, spacious and modernised, four-bedroom family home, set in beautiful established grounds with the absolute highlight being the many specimen trees, shrubs and a nearby natural lagoon. There is also a good selection of outbuildings. There is a subdivision consent approved which will transfer to the purchaser, providing them the option to subdivide the house and improvements with 4 hectares or 21.96 hectares of land, mostly in established forestry.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Tuesday 14 March

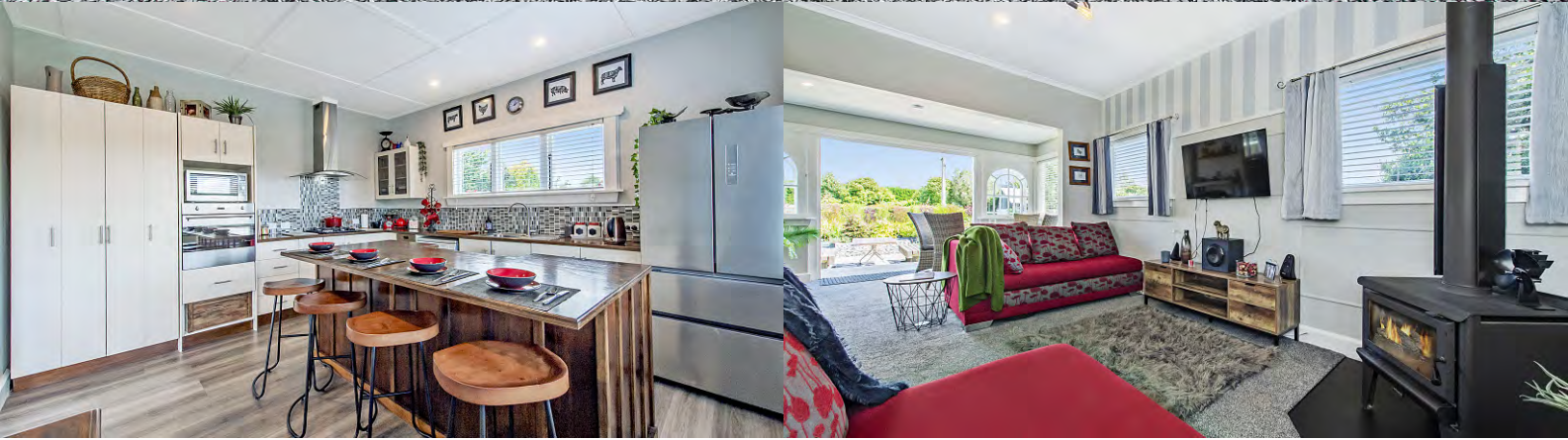
🔍 [poggwre.co.nz/CHR33230](https://poggwre.co.nz/CHR33230)



**PETER CREAN**

027 434 4002

[pcrean@poggwrightson.co.nz](mailto:pcrean@poggwrightson.co.nz)



## WADDINGTON, CANTERBURY

10 High Street

 3  2  2

### Character Filled with Updates Fulfilled

Located in the lovely quiet suburb of Waddington, sits this lovingly restored period villa on 1028m<sup>2</sup>. This spacious family home boasts three double bedrooms all with built-in wardrobes, two bathrooms, laundry, refurbished kitchen, and open-plan living and dining area. Whilst reserving the charm and original features of this beautiful home, you will enjoy the modern upgrades such as new plumbing, new electrical wiring, LED lighting, gas hot water, new septic tank, new floor coverings throughout, and new window treatments. This property also offers a three-bay pole shed with one bay fully closed in with power and a concrete floor.

### Enquiries Over \$649,000

GST Inclusive

[pggwre.co.nz/DAR37381](https://www.pggwre.co.nz/DAR37381)



**JANNETTA THOMAS**

021 256 6295

[jannetta.thomas@pggwrightson.co.nz](mailto:jannetta.thomas@pggwrightson.co.nz)



## KIRWEE, CANTERBURY

9 Thorndon Close

 5
  2
  3

### Perfection Plus - Quality, Space and Location!

This exquisite property is one of a kind, with so many extra's and presents a rare opportunity to secure your own fantastic lifestyle on the edge of Kirwee village with stunning views whilst still being within close proximity and a very easy commute to the amenities on offer in Darfield, West Melton, and Christchurch city. Generous living areas, five bedrooms, two bathrooms, separate laundry, solar assisted hot water and many other features. The home sits within sprawling lawns and easy-care gardens that incorporate a private spa nook, raised vegetable beds, garden shed, tunnel house, large Versatile shed, and a three-bay shed.

### Deadline Private Treaty

GST Inclusive  
(Unless Sold Prior)  
Closes 2.00pm, Monday 3 April

[pggwre.co.nz/DAR37467](https://pggwre.co.nz/DAR37467)



**MARK TERRY**

027 572 2559

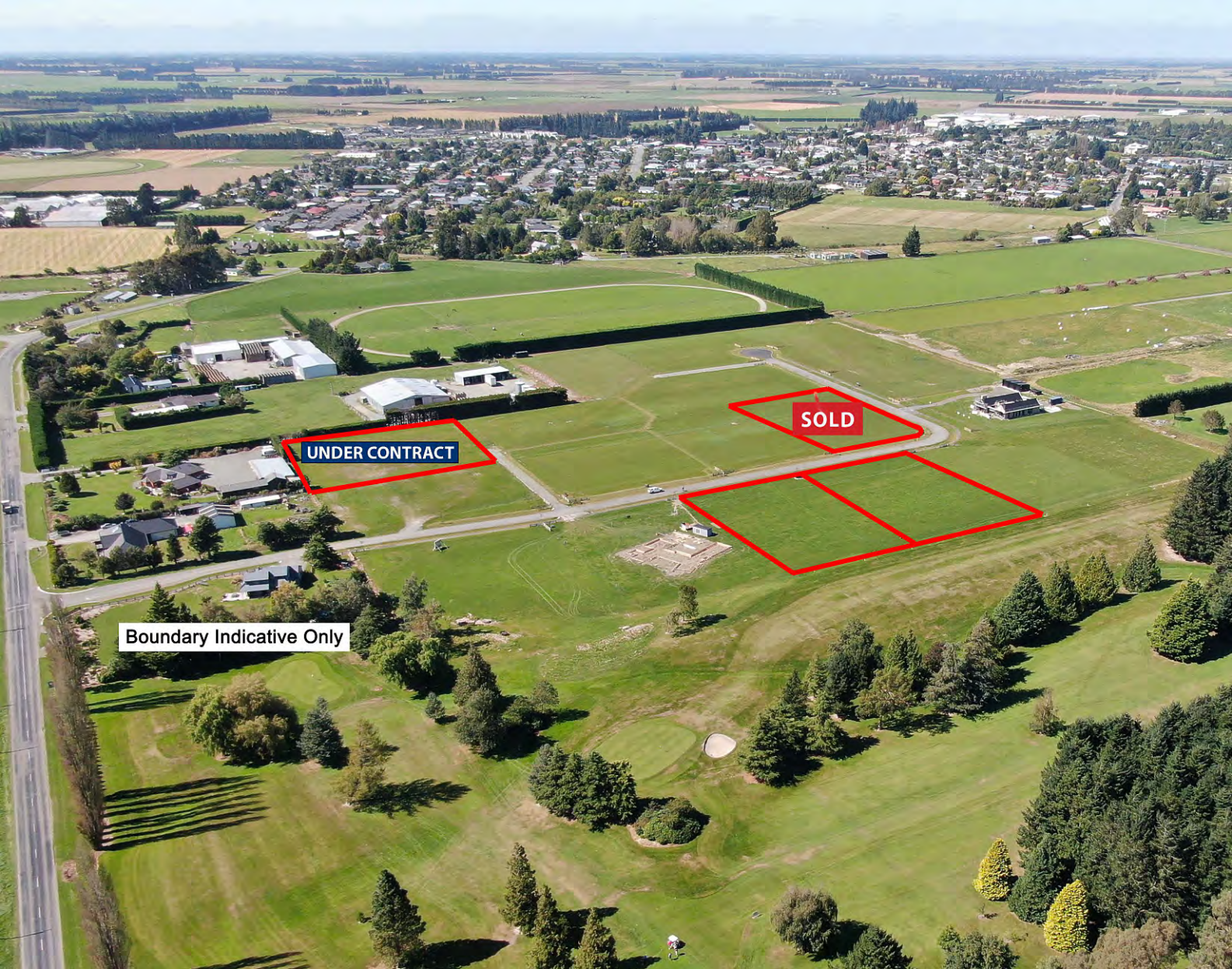
mark.terry@pggwrightson.co.nz



**KAREN HENNESSY**

027 967 0186

karen.hennessy@pggwrightson.co.nz



# METHVEN, 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.

Price by Negotiation

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



**DAN VAN DER SALM**

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**TIM GALLAGHER**

027 801 2888

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





## ALLENTON, MID CANTERBURY

Golf Links Drive

### Premium Section - 1ha

'Brandon Green' - 1ha lot for sale.

Executive bare land lifestyle section on the boundary of the golf course. Stunning mountain views and very close to town on the favoured north-west side Zoned Residential 9D. Build your dream home and have plenty of room for children and pets. Titles issued - don't miss out. Very limited opportunities available to build beside golf courses in Ashburton.

\*photo is artists concept.

**\$425,000**

[pggwre.co.nz/ASH35847](https://pggwre.co.nz/ASH35847)

 Video Available



**TIM GALLAGHER**

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**DAN VAN DER SALM**

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## ELGIN, MID CANTERBURY

214 Milton Road South

### Quiet Parklike Oasis - 8.8 Hectares

Stately four bedroom, two bathroom, two storey home on 8.8ha located less than 2km from town. Stunning private gardens with specimen trees, pond and large lawn for children to run around. Brand new 12mx20m Clearspan shed built in 2022 by Totalspan plus additional sheds. Active irrigation consent for 17.5L/sec and travelling irrigator included in sale. Flexible settlement options available.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 3.00pm, Thursday 23 March

[pggwre.co.nz/ASH37413](https://www.pggwre.co.nz/ASH37413)



**MARK HANRAHAN**

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**TIM GALLAGHER**

027 801 2888

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



## TIMARU, SOUTH CANTERBURY

703 Pleasant Point Highway

 4  2  2

### Vendor's New Plans Require a Sale - Two Hectares

This spacious and elegant four-bedroom family home has a timeless design and is set amongst landscaped gardens and grounds. Situated so that you can take in the amazing rural and mountain views from most rooms in the house including the everyday living area, dining and formal sitting rooms that also open onto a partially covered outdoor entertaining area. Adjoining and at the heart of these areas is the modern cook's kitchen. Attached double garage and further shedding provide plenty of storage for cars, collectables and toys. A true gem that has been built to transcend all eras of architecture and time, quality never goes out of fashion.

### Price by Negotiation

 [pggwre.co.nz/TIM36863](https://pggwre.co.nz/TIM36863)

 Video Available



**SIMON RICHARDS**

027 457 0990

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



## TIMARU, SOUTH CANTERBURY

587 Pleasant Point Highway

 3  2  2

### Productive Irrigated Lifestyle - 12 Hectares

This extremely well located lifestyle property between Timaru and Pleasant Point is conveniently positioned to all amenities and services. The permanent material three bedroom two bathroom home is set on the crest of a hill in landscaped gardens and has sweeping views of the mountains and Canterbury Plains. Open plan kitchen and dining with a connecting lounge plus a separate sitting room with an office. Live the dream and continue the cashflow with the productive irrigated land that is suitable for many farming applications and supported by a good set of cattle yards and a four-bay shed.

**Buyers Over \$1.4M**

Plus GST (if any)

[pggwre.co.nz/TIM37242](https://www.pggwre.co.nz/TIM37242)



**SIMON RICHARDS**

027 457 0990

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



## HADLOW, SOUTH CANTERBURY

103 Spur Road

### Purposefully Positioned on Spur - Two Hectares

Situated on desirable Spur Road on the northern side of Timaru this exceptional 330m<sup>2</sup> five bedroom, four bathroom home was originally designed as a homestay. A key feature is the outstanding indoor/outdoor entertaining lifestyle created by the pool and BBQ area. Modern kitchen with open plan living / dining and separate formal living room, separate TV room or large office. Four spacious double bedrooms all with en suites plus a fifth bedroom or study. Pool / BBQ area with feature fireplace. Three car garaging with internal access.

### For Sale

[pggwre.co.nz/TIM37332](https://www.pggwre.co.nz/TIM37332)



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**CARLY GALBRAITH**

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carly.galbraith@pggwrightson.co.nz

# DESIRED LOCATION PEACE AND TRANQUILITY



When Teresa and David Templeton bought a lifestyle property in Hadlow on the north west outskirts of Timaru in 2005, they wanted peace and tranquillity.

“We liked the idea of open space, and being close to town, though with the benefits of rural living.

“Coming home and de-stressing at the end of the day, space for our children to grow up in an endless backyard, and the privacy when your neighbours are not on top of you: for us, those are the joys of a lifestyle property,” says Teresa.

Looking back, she says they essentially bought a piece of land with a house on it.

“It was only a couple of years old, so just a bare paddock still, with no trees around the house. Now we have plenty of established trees in fully landscaped grounds, which

has been the property’s biggest transformation in our time.”

On two hectares, the property offers the opportunity to carry stock, which the Templetons tried in the early years before deciding to lease their paddocks to a neighbour.

“Although we love having sheep and cows out there to look at, we didn’t have the time or the patience to look after them, so it is far better all round to lease the land,” says Teresa.

With their children now adults and no longer at home, Teresa and David are making a move, and bringing in Carly Galbraith and Calvin Leen of PGG Wrightson Real Estate, Timaru to market the property. Although the Templetons have lived in it as a family home, the house was originally built as a homestay, and could easily revert to that use, as Carly explains.



"It has two wings, with a central kitchen and living area, and four of the five bedrooms have ensuites.

"As well as running an accommodation business, options for a new owner include multi-generational family living, with the house offering different things to people at different stages of life. Privacy is easy to achieve.

"Any premium level lifestyle property can be assessed by its capacity for indoor-outdoor entertaining and family life. For this property, the pool and barbecue area score at the highest possible level. In addition, its purposeful position relative to the road to ensure privacy; its stunning mountain and rural views; and its locality 10 kilometres from downtown Timaru in South Canterbury's lifestyle dress circle make it one of the most desirable to come to market for some time," says Carly.



**CALVIN LEEN**

North Otago, Mid & South Canterbury Sales Manager  
027 453 0950

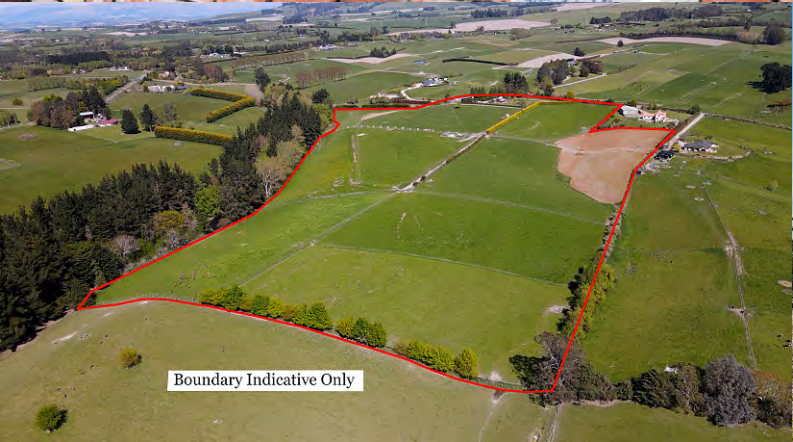


**CARLY GALBRAITH**

Sales & Admin Support  
027 332 2222

VIEW ONLINE LISTING AT: [pggwre.co.nz/TIM37332](http://pggwre.co.nz/TIM37332)





## TIMARU, SOUTH CANTERBURY

460 Brockley Road

### Charming Country Lifestyle - Hadlow - 15.86ha

If privacy, quality and location are high priorities for you when looking for a lifestyle property, then look no further.

This often admired, 15 hectare, deer fenced property has a lovely three bedroom, two bathroom home with a wrap-around verandah that sits within a mature private setting with excellent views. Open plan kitchen, dining and living areas create relaxed easy living.

On the land all paddocks lead to a central laneway and there is an excellent set of cattle yards, deer shed, four-bay implement shed and workshop.

The property currently runs 60 velvetting stags which last year grossed \$60,000.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/TIM36867](https://www.pggwre.co.nz/TIM36867)

 Video Available



**RICKY MCLEOD**

027 255 5204

[ricky.mcleod@pggwrightson.co.nz](mailto:ricky.mcleod@pggwrightson.co.nz)





## TIMARU, SOUTH CANTERBURY

Balmoral Street and Morgans Road

### New Subdivision - Balmoral Street and Morgans Road

A variety of sections and sizes to suit most building styles and budgets. Eight sections located in a quiet part of Timaru ranging from 578m<sup>2</sup> to 1,173m<sup>2</sup> (subject to issue of title\*). In multiple school zones including Highfield and Mountainview, also within close proximity to the Southern Trusts Event Centre stadium. A rare opportunity to acquire serviced sections in a new subdivision this close to the centre of Timaru. Start your plans and book the builder in!

Lot 2 Morgans Road - \$329,000

Lots 6, 7 & 8 Balmoral Street - \$329,000 each

Lots 5, 9 & 10 Balmoral Street - \$299,000 each

Lot 4 Balmoral Street - \$289,000



**SIMON RICHARDS**

027 457 0990

simon.richards@pggwrightson.co.nz

**Priced from \$289,000 - \$329,000**

🔍 [pggwre.co.nz/TIM36613](https://pggwre.co.nz/TIM36613)



## MAORI HILL, SOUTH CANTERBURY

19 Park View Terrace

### Position and Possibilities on Park View

Here is your chance to own a substantial four-bedroom family home, positioned proudly upon an elevated 1012m<sup>2</sup> land parcel, in one of Timaru's most picturesque streets. This beautiful home encompasses the natural timbers, characteristics and workmanship of a bygone era with modern day convenience. Four bedrooms, two bathrooms (three toilets), open plan kitchen, dining, living and separate formal lounge. Fabulous indoor-outdoor flow - patio areas with established, manicured grounds and swimming pool entertaining area.

### Price by Negotiation

[pggwre.co.nz/TIM37065](https://www.pggwre.co.nz/TIM37065)

 Video Available



**RICKY MCLEOD**

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# TIMARU, SOUTH CANTERBURY

265 Claremont Road

 4  3  2

## Incredible Views, Home and Lifestyle - 3 Hectares

A beautiful home built to take in the sensational views and located just 7km to the CBD making it nearly as convenient as living in town. Open plan kitchen, dining and living areas open onto two separate outdoor areas with a second lounge well set up for entertaining. Four double bedrooms with the master having a dressing room and en suite. The semi self-contained fourth bedroom with adjacent wetfloor bath would be ideal for family members or guests. Dedicated office, double garage with a lift that future-proofs the home. Substantial five-bay 12x24m shed. Buyer Enquiry Guide \$1.55M - \$1.7M.

## Price by Negotiation

 [pggwre.co.nz/TIM37344](https://pggwre.co.nz/TIM37344)

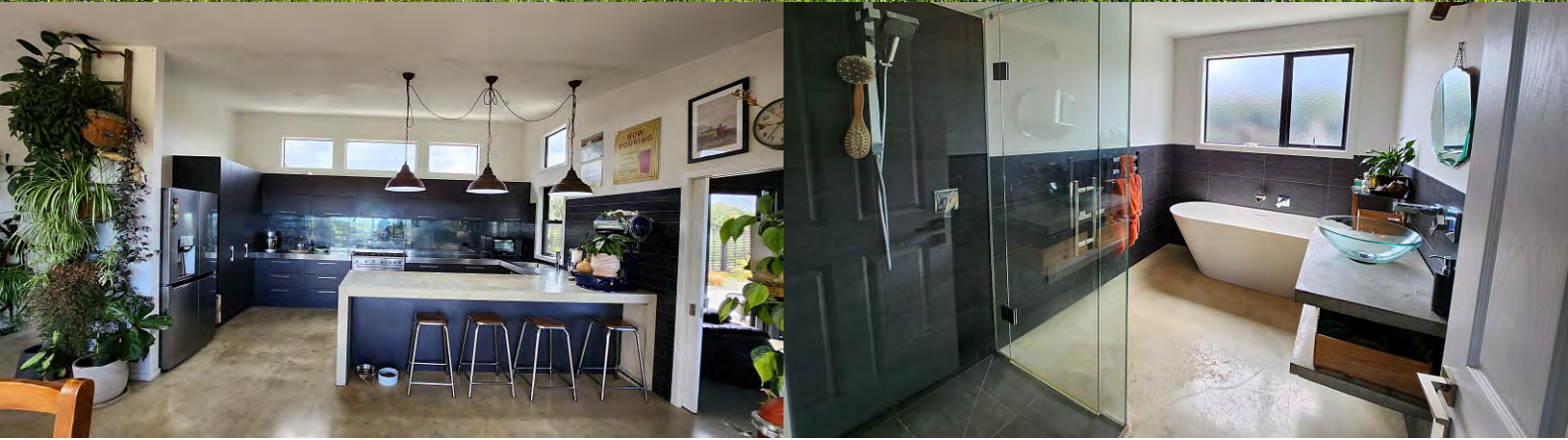
 Video Available



**SIMON RICHARDS**

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## KAKANUI, NORTH OTAGO

3/1250 Waianakarua Road

 4  2  2+

### Beachside Sensational

Imagine a lifestyle that offers direct seaside living and gentle easy access onto a fabulous sandy beach, with 4ha of land and a stylish new 249m<sup>2</sup> home. Features include stunning polished concrete floors the coolest of kitchens with spacious living areas, stacker sliding doors, four bedrooms all with stacker doors onto patio living, breathtaking master ensuite bathroom plus walk-in robe, secluded sun drenched courtyard, double garaging and three toilets along with a large scale barn style workshop of 100m<sup>2</sup> and colour steel workshop of 170m<sup>2</sup>. From location to features, privacy sun and just the most captivating wow factor it is truly stunning.

**Enquiries Over \$1.7M**

 [pggwre.co.nz/OAM36818](https://pggwre.co.nz/OAM36818)

 Video Available



**TONY SPIVEY**

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**SAM SPIVEY**

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sam.spivey@pggwrightson.co.nz



# CROMWELL, OTAGO

7 Mount Pisa Road

## Priced to Sell

Be your own boss or have this 4ha cherry orchard in full production fully managed. The property includes a large irrigation dam, Orchard Rite windmill for frost fighting and is fully netted for bird protection.

Planted in 1600 vase shaped cherry trees and 132 assorted fruit trees. The large four bedroom, two bathroom shed style home has been built to capture the magnificent mountain views. Attached two bay shed with a lean-to provide storage for all orchard plant and equipment.

4 2 2

## Price on Application

Plus GST (if any)

[pggwre.co.nz/CRO33960](https://pggwre.co.nz/CRO33960)



**NEIL BULLING**

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**JO NIEPER**

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jnieper@pggwrightson.co.nz



CENTRAL OTAGO

# INNOVATIVE CHERRY ORCHARD FOSSIL FUEL FREE FUTURE

**A** Central Otago cherry orchard is pioneering technology that aims to de-carbonise horticulture.

Forest Lodge Orchard was established by Mike and Rebecca Casey, who co-own the business with Euan and Rachel White. Mike's software background includes developing and selling a successful Sydney-based IT company, while Rebecca is an accountant and Euan and Rachel manage the orchard.

In 2019, assisted by Neil Bulling of PGG Wrightson Real Estate, Cromwell, the Caseys purchased the nine hectare Mt Pisa bareland property. They planted 9250 cherry trees, using the upright fruiting offshoots system, where branches are trained to grow along wires similar to growing grapes, therefore improving efficiency.

"Technology to reduce carbon emissions, introduced to a traditional business like horticulture, where New Zealand has fantastic growers, is a huge opportunity. Initially we set out to do things better, not specifically seeking to grow entirely fossil fuel free cherries. However, we soon realised

that the zero-fossil fuel mission was realistically possible.

"We now know we can do everything necessary to bring a crop to harvest, and that consumers will pay a premium for zero fossil fuel cherries, including export at premium value to Taiwan," says Mike.

Forest Lodge developments to achieve zero fossil fuel cherries include:

- A bore with an 18.5kW electric pump, powered by a solar array, to replace the diesel irrigation pump.
- Importing two South African electric 30kW frost protection fans, a purchase co-funded by EECA.
- Software to buy power from the grid, selling back excess solar array generation, at optimal spot market rates for each transaction.
- Using electric cars and upgraded golf carts, plus a 40-year-old electric forklift for orchard operations.



- Bringing in the first MK-V Monarch Tractor exported outside the United States – a fully electric high-powered tractor with a massive battery, which is driver optional, meaning it can operate autonomously.
- Software to analyse high-definition video to determine production specifics such as crop load, ripeness, and flower bud quantity, improving harvest efficiency and quality.
- Positioning beehives to avoid using any fossil fuel-burning vehicles in pollination.
- Under-tree ground cover experiments to minimise mowing, help suppress weeds, and avoid pests.
- Plans for further all-electric farm machinery.

Mike says the changes ensure huge cost savings, as well as zero carbon emissions.

“Initially, when the price of diesel was \$1.20, we expected an 11-12 year payback period from the electrified orchard. When diesel went down to about 90 cents per litre, that period looked set to extend, though now the diesel price is around double, payback by cost savings is way shorter. After selling our first cherries at a good premium, once we are in full production, the payback period will drop even further,” he says.

With the proof of concept from the orchard, and through the tills of Auckland’s Farro Fresh supermarkets, where Forest Lodge cherries sold in summer at a 15 per cent premium, Mike now intends to take the New Zealand Zero brand they developed to market their fruit further and wider.

“Cherries will be among the hardest crops to produce. We know the same systems can produce many other fossil fuel free horticulture crops. With our system, what we are learning should easily apply to other horticulture crops and to viticulture,” he says.

True to Mike’s IT background, Forest Lodge is taking an open-source approach with the orchard’s systems.

PGG Wrightson Real Estate, Cromwell branch manager Kurt Snook works closely with Forest Lodge. He sees great opportunities for others in the horticulture sector.

“We have several orchards available, and these methods can really take off, particularly for newcomers establishing themselves in the business. As consumers demand ever higher standards from growers, carbon free production has a bright future,” he says.

Also sitting under the PGG Wrightson brand, Cromwell-based Fruitfed Supplies technical horticultural representative Blair Deaker is a key advisor to Forest Lodge, which he says is an exciting innovator.

“It’s a prototype for a new way of orcharding. People talk about making change, but Mike and Euan are actually researching and doing things differently with machinery and technology. I think it’s great. I’ve got to think outside the box, brainstorming and sifting ideas, and challenging conventional approaches. It’s providing many interesting conversations!”



**KURT SNOOK**  
Cromwell Branch Manager  
027 256 0449



## ALEXANDRA, CENTRAL OTAGO

22 Stones Road, Waikerikeri

 3  2  4

### Lifestyle Dreams Can Come True - 6.59 Hectares

Near new home, on a 6.59ha elevated site taking in wonderful scenic views of the surrounding ranges and Central Otago landscape.

Good size kitchen with walk-in pantry, open plan dining and living with amazing indoor/outdoor flow from two sides of the living space. A separate room located off the living creates a large office, media room or fourth bedroom. Master bedroom boasts a walk-in wardrobe and en-suite. Laundry is handily located in the internal access garage. Five paddocks, irrigation quota, sheep yards and three bay shed with one enclosed bay.

**Enquiries Over \$1,195,000**

[pggwre.co.nz/ALE36346](https://www.pggwre.co.nz/ALE36346)



**SALLY TAYLOR**

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**SHANE TURFUS**

021 246 6383

shane.turfus@pggwrightson.co.nz





## ALEXANDRA, CENTRAL OTAGO

Golden Road, Springvale

### Golden Opportunity - 8.5 Hectares

A golden opportunity to build your dream home on an elevated site within 8.5ha of newly developed lucerne.

Not only does this block of land showcase spectacular 360 degree views it can also provide you with easy care lifestyle living.

Recently sown by a local contractor with the opportunity of management (if required) of the lucerne crop so you can sit back, relax and enjoy your Central Otago lifestyle.

Tarseal access to the boundary, along with domestic water and power.

You need to stand on this land to appreciate what it has to offer, so call us to arrange a viewing today.



**SALLY TAYLOR**

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**SHANE TURFUS**

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**Enquiries Over \$595,000**

[pggwre.co.nz/ALE36952](https://pggwre.co.nz/ALE36952)



# SPRINGVALE, CENTRAL OTAGO

635 Springvale Road

 4
  2
  2

## Outstanding Lifestyle with Options

Located 9 km from Alexandra on the corner of Springvale Road and Golden Road, this 4.1835ha lifestyle property has plenty of options for intending purchasers. The recently built (2017/18) four bedroom home (master with ensuite and walk-in robe) has a spacious open plan kitchen/dining/lounge area and internal access double garaging. The living area opens onto a large immaculately landscaped fenced lawn area with a 7x3m swimming pool and two BBQ areas. The property also has a separate building incorporating a 72m<sup>2</sup> retail shop area, and a one bedroom Airbnb unit. Other features include the horse arena, a two bay shed & three irrigated paddocks.

## Deadline Sale

(Unless Sold Prior)  
Closes 3.00pm, Friday 24 March

 [pggwre.co.nz/ALE37441](https://pggwre.co.nz/ALE37441)



**MIKE DIREEN**

027 434 0087

mdireen@pggwrightson.co.nz



## ROXBURGH EAST, OTAGO

115 Gilmour Road

### A Picture is Worth a Thousand Words!

Located on the fruit bowl river terraces in Central Otago at Roxburgh East. Fully deer fenced on the banks of the Clutha river with 360-degree valley views overlooking the Clutha Gold Bike Trail.

The property provides a blank canvas to build your dream home. There is a full range of sheds and 42 litre per second K-line irrigation. The property is only 37km to Alexandra mid-way between the Queenstown and Dunedin Airports.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Thursday 13 April

[pggwre.co.nz/DUN37535](https://www.pggwre.co.nz/DUN37535)



**BRENT IRVING**

027 457 7034

[brent.iring@pggwrightson.co.nz](mailto:brent.iring@pggwrightson.co.nz)



# LAWRENCE, OTAGO

1043 Breakneck Road

3 1

## No Need to Break the Bank on Breakneck

31.150ha (subject to survey). Entry level lifestyle farming in a popular location just 11.5km from Lawrence. Improvements include an older three bedroom home with open plan living and dining area with covered porch plus a fourth bedroom/utility room. Very tidy four stand woolshed with good covered yards, two x three bay vehicle/implement sheds and a four bay hay shed. Not many opportunities available at this level.

## Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Thursday 30 March

[pggwre.co.nz/DUN37366](https://www.pggwre.co.nz/DUN37366)



**BRENT IRVING**

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brent.iring@pggwrightson.co.nz



## PALMERSTON, OTAGO

54 Stenhouse Road

 4  2

### Lifestyle at Palmerston

5.0558 hectares freehold. Farmland, lifestyle or semi retirement, this well laid out small farm has a lot of potential.

Situated 3km from Palmerston, this property is close to all the facilities that Palmerston has to offer.

A modern four bedroom home built in the 2010s. Main bedroom has ensuite. Double glazing and good insulation ensures a warm and cosy home with log burner and underfloor heating in the kitchen, bathroom and ensuite. Office area and study nook.

Other improvements include 200m<sup>2</sup> lock up workshop, another two bay shed with concrete floor. Land well subdivided into seven paddocks. Circular horse yard.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)

Closes 12.00pm, Wednesday 5 April

 [pggwre.co.nz/DUN37494](https://pggwre.co.nz/DUN37494)



**ROGER NICOLSON**

027 886 0618

[rjnicolson@pggwrightson.co.nz](mailto:rjnicolson@pggwrightson.co.nz)



## MOSGIEL, OTAGO

19 Tirohanga Road

### Wonderful Lifestyle - Perfect Location

As you meander down the tree lined drive you will be taken in by the peace and calm that this property provides. Whether you are an equestrian enthusiast, a retired farmer, looking for a place for your dog, animals, and extra toys, or merely wanting to make that move from town with approximately 3.17ha this property is the perfect opportunity to allow this. The home offers three good size bedrooms, large family living, three heat pumps and double glazing. Escape the busy family live and sit back and relax in these private tranquil surroundings.

 3  2  2

### Price by Negotiation

GST Inclusive

[pggwre.co.nz/DUN36989](https://www.pggwre.co.nz/DUN36989)



**DONNA TISDALL**

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**ROGER NICOLSON**

027 886 0618

[rjnicolson@pggwrightson.co.nz](mailto:rjnicolson@pggwrightson.co.nz)



# MOSGIEL, OTAGO

60 Hazlett Road

🛏️ 3 🚿 1 🏠 2

## Options Aplenty

9.5288 hectares freehold close to the Mosgiel town boundary. This property is currently being utilised as a horse training facility with an all-weather track of approximately 760 metres. A well appointed three bedroom home, offering an open plan living kitchen and dining area. Double garage with sleepout. Horse barn for up to 12 horses, feed shed and gear shed. Subdivided into 12 paddocks including eight horse paddocks. Bore water for ten paddocks, house on town supply. Well established gardens (on good Taieri soils). Live the dream on this block, run a few animals, grow your own produce.

**\$1.4M**

Plus GST (if any)

🔍 [pggwre.co.nz/DUN36043](http://pggwre.co.nz/DUN36043)



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**ROGER NICOLSON**

027 886 0618

[rjnicolson@pggwrightson.co.nz](mailto:rjnicolson@pggwrightson.co.nz)



## TAIERI PLAIN, OTAGO

411 Gladstone Road

### Not Your Ordinary Lifestyle

JTee's Golf Course and Function Centre  
 9.7 hectares which includes 9-hole golf course, function centre and three bedroom home. The 9-hole golf course has green fees payable. A dam supplies the irrigation for the greens. The function centre is capable of catering for up to 99 guests and has a commercial kitchen. The centre has been used for weddings, birthdays and business events. The modern home contains three bedrooms, two bathrooms, double garage with internal access. There is a large implement shed plus double garage for green keeping and golfing equipment.

🏠 3 🚿 2 🏠 2

**\$2.25M**

Plus GST (if any)

🔍 [pggwre.co.nz/DUN32921](https://www.pggwre.co.nz/DUN32921)



**ROGER NICOLSON**

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**DONNA TISDALL**

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[donna.tisdall@pggwrightson.co.nz](mailto:donna.tisdall@pggwrightson.co.nz)





## ALLANTON, OTAGO

774 Allanton-Waihola Road

### Allanton Entry Level Lifestyle Opportunity

Tidy 2ha entry level lifestyle property with good woolshed/covered yards and large eight-bay implement shed suitable for calf rearing etc on the Taieri Plains handy to Allanton. The two-bedroom two storey home with garage basement underneath has potential to expand. The property is mostly deer fenced giving the new owners multiple livestock options. Ideal for horse enthusiasts with plenty of flat areas for the kids to hone their riding skills, or areas to ride the motorbikes. The property could potentially suit a small business firewood, mechanic, builders yard etc.

 2  1  1

### Deadline Private Treaty

GST Inclusive  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 29 March

 [pggwre.co.nz/DUN37500](https://www.pggwre.co.nz/DUN37500)



**PAUL THOMSON**

027 435 3936

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## ALLANTON, OTAGO

947 Allanton-Waihola Road

 3  1  1

### River Views - The Good Life

1.3183 hectare lifestyle block. The three-bedroom stylish character villa with closed in sunroom is on a private setting with rural river views. Open plan kitchen/dining, separate lounge, bathroom and two toilets. Other improvements include single garage with carport, large hen house, pig pen and utility shed. Come and live the family dream, being partially self-sufficient with a paddock for the horse or family farm pets.

### Deadline Private Treaty

GST Inclusive  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 22 March

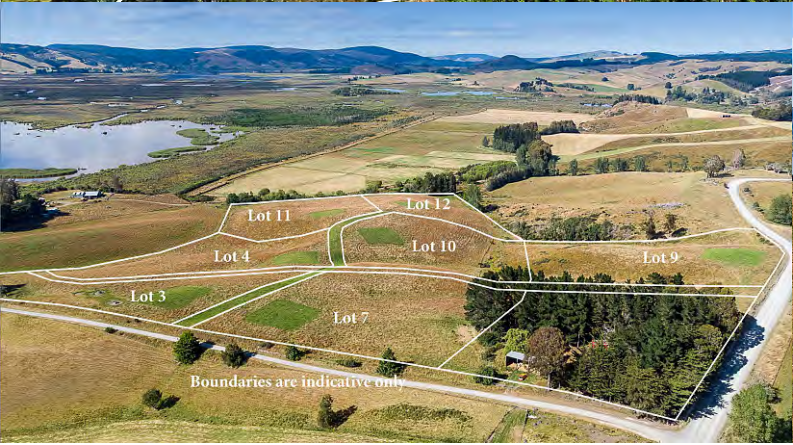
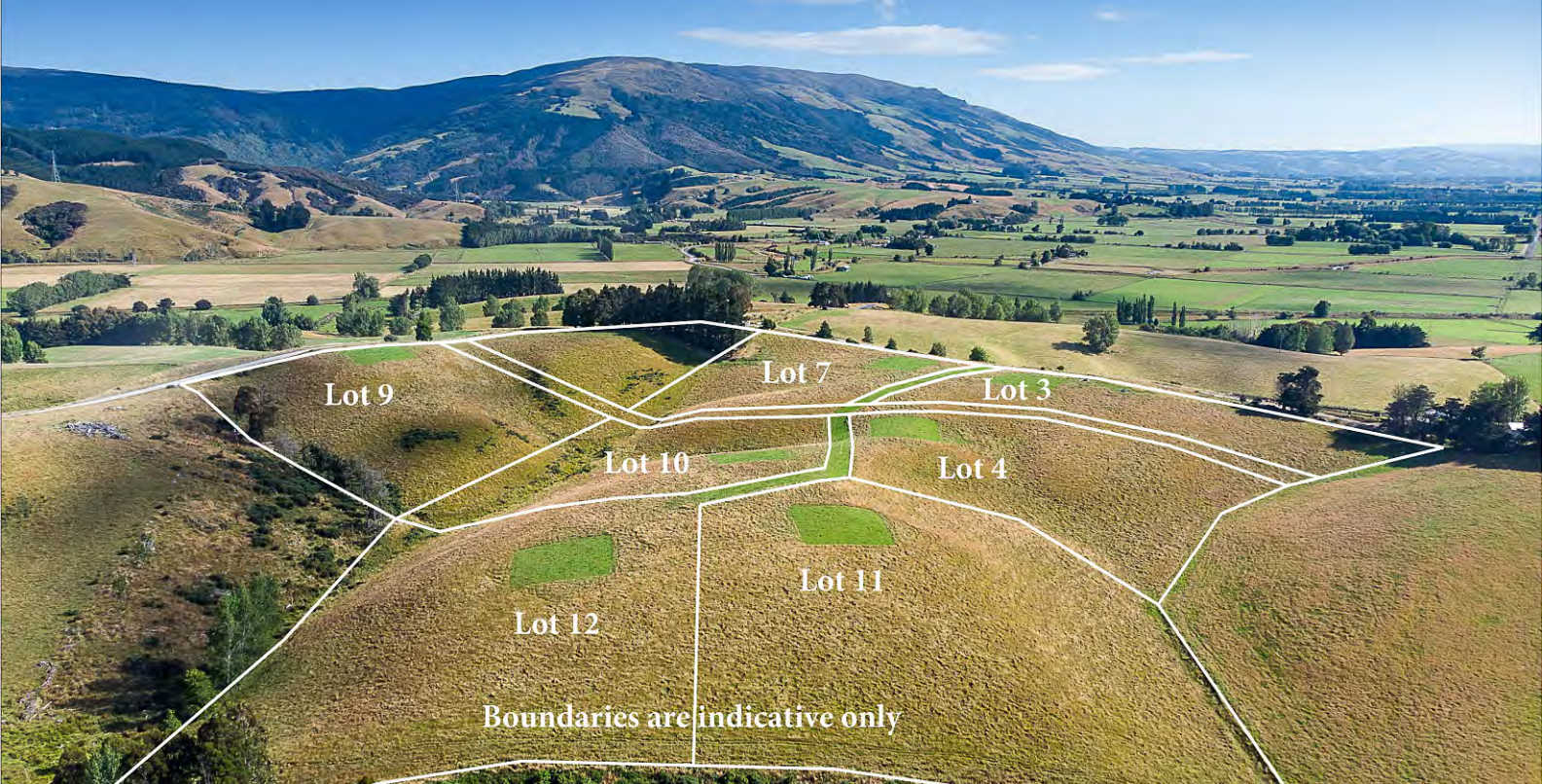
[pggwre.co.nz/DUN37280](https://www.pggwre.co.nz/DUN37280)



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# BERWICK, OTAGO

McPherson Road

## Berwick Heights Lifestyle Subdivision

Seven unique lifestyle blocks from 1.1 hectares to 2.3 hectares (subject to survey and titles). Access off McPherson Road and Berwick Road. Superb building platforms with expansive elevated views suitable for rural living. All blocks are off the grid. Unifone available for your internet services. If you are looking for an affordable lifestyle in a rural environment then view these today! Why live in the city when your affordable dream lifestyle awaits you?

## Enquiries Over \$300,000

GST Inclusive

[pggwre.co.nz/DUN37118](https://www.pggwre.co.nz/DUN37118)



**CRAIG BATES**  
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**PAUL THOMSON**  
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**BRENT IRVING**  
027 457 7034  
brent.irving@pggwrightson.co.nz



# TE ANAU, SOUTHLAND

356 Sinclair Road

## Country Lifestyle Charm

Great 14.42 hectare lifestyle block divided into seven main, and three holding paddocks. Sunny warm open plan three-bedroom home with modern kitchen and views to the mountains. Easily heated with Yunca Multifuel and HRV system. Easy care established gardens surround the house. Three-bay shed with one bay enclosed and set up as a workshop complete with power. Located 8km from Te Anau town centre, putting you within easy reach of all the essentials Te Anau has to offer. Seldom do properties of this size become available so close to the township. Call me for further information and to book your private viewing.



**SANDRA** MACNAMARA

027 208 1001

smacnamara@pggwrightson.co.nz

 3  2  4

**\$1.195M**

[pggwre.co.nz/TAN37106](https://pggwre.co.nz/TAN37106)

 Video Available



## TE ANAU, SOUTHLAND

89 Sinclair Road

### True Blue - Ready For You

1.8 hectare lifestyle property with expansive views to Lake Te Anau and the Fiordland mountains. Five-bedroom, two-bathroom home, with open plan living, and a separate living area off the main lounge. There is even a self-contained unit, currently run as a BnB, to supplement your income.

Or live the good life, with chooks and a food garden. 30 mature fruit trees will help you on your way.

Leisure time is catered for too, with a deck, spa pool and Total Span shed for your boat or hobbies.

The property is landscaped and divided into four paddocks and is located only 7km from the tourist township of Te Anau.



**NICK ROBERTSON**

027 431 6533

nrobertson@pggwrightson.co.nz

 5  2  1

### Deadline Private Treaty

(Unless Sold Prior)

Closes 12.00pm, Thursday 6 April

 [pggwre.co.nz/TAN37490](https://pggwre.co.nz/TAN37490)

 Video Available



## TE ANAU, SOUTHLAND

1394 Ramparts Road

### Lifestyle on Fiordlands' Boundary

5.5 hectare lifestyle building block with great views over the surrounding countryside to the mountains. This elevated property would be an ideal site to build your dream home on. The private building platform is positioned to take in the exceptional vista. The boundary fence is deer netting and is currently in one paddock. You will be able to enjoy the waterfowl, at the neighbouring wetland area, which is managed by the Waiau Wildlife Trust. The 13.6 acre property is located approximately 20km to Lake Te Anau and 11km to Lake Manapouri.

Contact the sole agents for an appointment to view.

**\$480,000**

[pggwre.co.nz/TAN37345](https://www.pggwre.co.nz/TAN37345)



**NICK ROBERTSON**

027 431 6533

nrobertson@pggwrightson.co.nz



## WINTON, SOUTHLAND

229 Egerton Road

### Lifestyle, Location, Lovely Outlook

2.0155 hectares. Situated on Winton's doorstep this lifestyle ticks the boxes. Extremely spacious residence consisting of large open living, conservatory x two, three double bedrooms, study, large walk-in storeroom, two separate toilets, bathroom and laundry with shower, double internal access garage with auto door plus separate large double garage with workshop, toilet and auto doors. A three-bay implement shed with sheep shearing facility plus yards, complete the picture.

 3  2  2

**\$950,000**

GST Inclusive

[pggwre.co.nz/INV37363](https://www.pggwre.co.nz/INV37363)



**KELVIN MOYLAN**

027 434 1714

kelvin.moylan@pggwrightson.co.nz



## LOCHIEL, SOUTHLAND

444A O'Shannessy Road

 4  2  2

### Larger Lifestyle with Majestic Views and Location

3,901 hectares - Four bedroom homestead built 2007, master has ensuite, open plan kitchen, dining, living plus separate family room, study, internal access double garage. Large shed / workshop with high doors, power, concrete floor, lockable, single stand open shearing shed + sheep yards.

**\$1.4M**

GST Inclusive

[pggwre.co.nz/INV36492](https://www.pggwre.co.nz/INV36492)

Lovely home situated on an elevated site with majestic rural views over to the Takitimu mountains. All this is centrally located in the very popular Lochiel district just 7km to the south of Winton. Ideal opportunity for the savvy purchaser to acquire a high-quality home on such a desirable parcel of real estate without having the unknown of a new build.



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## TUTURAU, SOUTHLAND

16 Collie Road

### Rural Living in Great Location

1.65 hectares (subject to survey). Four bedroom weatherboard home set on an elevated site with great rural views, single garage, four-bay shed with two bays being lockable and concrete floor, two stables and tack room, handy location, close to Gore and Wyndham.

Great opportunity to get your own lifestyle block and have space for all the family, with sheds for the toys and a paddock for those pets.

 4  1  1

**\$550,000**

GST Inclusive

[pggwre.co.nz/INV36356](https://www.pggwre.co.nz/INV36356)



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# INVERCARGILL, SOUTHLAND

342 East Road

4 2 3

## Character Lifestyle

3.0489 hectares. This spacious character homestead consists of four bedrooms, three double and one single, master bedroom has ensuite, separate kitchen, combined dining / living plus separate lounge and office. Excellent quality land suitable for horticulture, grain, cattle and sheep.

If you are looking for that home with a difference this could be your ideal opportunity. All situated just 4km from Invercargill city boundary.

**\$860,000**

GST Inclusive

[pggwre.co.nz/INV37347](https://www.pggwre.co.nz/INV37347)

Video Available



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# NAVIGATING THE EVER-CHANGING INSURANCE INDUSTRY

**K**nowledge is power! Staying up-to-date with changes in the insurance market will better equip you to plan ahead for your personal insurance. And with cost increases standard across all business sectors post-COVID, it will likely come as no surprise that there are changes on the horizon.

To help you be prepared for what to expect when your insurance policies renew, we've put together some information about upcoming market changes and how external factors are causing price adjustments across the board in the insurance industry.

## RISK-BASED PRICING

In the past, New Zealand insurers have attempted to balance or standardise the cost of home insurance across the whole of NZ, with people in lower-risk locations essentially subsidising those in higher-risk ones. Insurers are now moving to an individualised approach to pricing home insurance, this is often referred to as "risk-based pricing".

Insurers will now assess and model the likelihood and impact of certain events for individual locations, rather than the country as a whole. In New Zealand, the most likely of these events are earthquake, flood, landslide, and erosion – all of which have increased in severity and frequency over the past 2 decades.

All Insurers that offer home insurance are moving to risk-based pricing, but the timeframes may differ, which can mean that while initially one Insurer may seem more competitive on pricing for high-risk locations, they will eventually need to increase pricing as claims increase or their pricing model takes effect.

## RISING CLAIMS COSTS

This year, the move to risk-based pricing is combining with an increase in the cost of claims (due to inflationary impacts of the costs of parts and labour for repairs or replacement goods), which will lead to an increase in the price you pay for your personal insurance.

One of the most effective ways to mitigate these increases is by selecting a higher policy excess. It is worthwhile considering if you are able to pay the cost of a small claim yourself, in exchange for a discount on your premium. Insurers will generally provide a premium discount when you have all your policies with the same insurer.

The impact of inflation on the cost of construction and replacement goods means it is also time to ensure you have insured your home for the correct rebuild cost. Your insurance broker can discuss this with you, but it is critical that you protect yourself from a devastating shortfall at claim time.

## NZ GOVERNMENT CHANGES TO EARTHQUAKE COVER

You may have seen some information in the media about upcoming changes to the cover provided by the Government for homes in the event of a natural disaster. The cover provided by the Earthquake Commission (EQC) is increasing from the 1st of October 2022. The maximum cover under the scheme is increasing from the first \$150,000 of damage caused by a natural disaster to \$300,000 per dwelling.

Policies renewing after 1 October 2022 will see an increase of \$207 including GST for statutory EQC levies. Any reduction in insurer premiums due to the EQC change will undoubtedly be offset by the introduction of risk-based pricing and increases due to claims performance (for both natural disaster and non-natural disaster losses). Almost all home insurance in NZ will rise over the next 12-24 months to accommodate these changes.

## NAVIGATING THESE CHANGES

Most of the above changes are a result of external factors beyond what even the insurers themselves can control. However, an experienced broker can help you to navigate these industry changes in a way that will minimise their impact on both your budget and your coverage.

From premium funding to selection of deductibles, there are various solutions a broker can present to help you stay adequately insured through inflation and rising costs. Remember that while it can be tempting to reduce cover to save a small amount in the short term, you do not want to be out thousands or even hundreds of thousands in the case of a large claim. Talk to a BWRS broker today and see how we can help you.

Visit [pggwrightson.co.nz/insurance](https://www.pggwrightson.co.nz/insurance) for more info.





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SCAN TO VIEW  
DIGITAL VERSION



**FRONT COVER IMAGE**  
'Classic Marton Villa, Original Condition'  
(see page 44 for details on this property)