

SPRING 2022

Lifestyle

Collection



 PGG Wrightson Real Estate

INTRODUCTION

WELCOME

On one important metric the lifestyle market is following trends set by residential property: sales volumes have declined somewhat in recent months. In terms of value however, the lifestyle market is holding up strongly. Three years ago, in September 2019 the median price for New Zealand lifestyle property was \$723,000, one year later it had risen to \$823,000, in August 2021 it was \$1,084,000 and in August 2022 it had reached \$1,136,000.

Buyers seeking to live their dreams are propelling this continued surge in values. For many New Zealanders those dreams comprise recreation, space, fresh air, views, a friendly community, and the opportunity to enjoy family life consistent with traditional rural priorities. If so, lifestyle property can turn those dreams into reality.

Lifestyle property sits between the residential and the rural property sectors. Buyers tend to be either farmers downsizing, or families stretching their horizons beyond the city limits. Plenty of farmers are reacting to the strong market desire to invest in rural property by capitalising on their land, and downsizing. Meanwhile, the past three years has demonstrated to many in the city that working from home is easier than they might have imagined, and a rural lifestyle is not logistically impossible. In both instances that means plenty of buyers, whose motivation to purchase underpins the lifestyle property market.

If you fall into either of those categories, this edition of the Lifestyle Collection will give you plenty of food for thought. This is PGG Wrightson Real Estate's biannual publication featuring insight into the sector and premiere lifestyle property listings.

If you are ready to take the next step into this dynamic marketplace, please contact one of our lifestyle property specialists. PGG Wrightson Real Estate is ideally equipped to provide objective expertise, whether you are a buyer, a seller, or simply seek to become better informed about lifestyle property.

Our company is of the country's best known and longest established for rural service. Our brand caters for the broadest possible spectrum of rural life and business. If you are looking to establish yourself on a lifestyle property in a new rural community, we can become your trusted partner, with assistance ranging from guidance on purchasing stock, to help understanding water consents, to how to insure your new prized asset.

PGG Wrightson Real Estate is a national team of local experts, ideally placed to assist you into a new lifestyle in a rural community.

Please review this publication with our compliments. It's likely that some of its content will inspire your interest. If so, we look forward to hearing from you.



PETER NEWBOLD
General Manager
PGG Wrightson Real Estate





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OUR COMPANY

HELPING GROW THE COUNTRY

PGG 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 14 regional offices plus an additional 38 offices covering every region of New Zealand, our 13 managers and over 170 sales specialists span the country ready to work together with you to exceed your best outcome.

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

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 almost 170 years ago. Added to this is a genuine desire to make the process of buying and selling property an exciting and seamless experience for everyone.

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 |
| 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 | 06 370 1867 |
| Matamata | 07 858 5338 |
| Morrinsville | 07 889 0171 |
| Pukekohe | 09 237 2014 |
| Rotorua | 07 349 5486 |
| Taihape | 06 323 0076 |
| Tauranga | 07 571 5795 |
| Te Awamutu | 07 858 5338 |
| Te Kuiti | 07 878 0265 |
| Te Puke | 07 573 0243 |
| Waihi | 07 863 6589 |
| Waipukurau | 06 858 6073 |
| Wairoa | 06 873 7701 |
| Whakatane | 07 349 5486 |
| Whangarei | 09 470 2522 |
| Wellsford | 09 423 9712 |

SOUTH ISLAND

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

GREAT PROPERTIES, OUTSTANDING RESULTS

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

DATE RANGE
MAY 2022 - OCTOBER 2022

SOLD | TIMARU

8000m² | Mark & Ricky McLeod

Built in 2003 this four-bedroom Oamaru Stone home has a designer kitchen, a large outdoor entertaining area, and an internal access to a double garage, plus a second separate garage/workshop. Solar panels for power, plus a solar tube unit for hot water help to maximise energy efficiency.

SOLD | CAMBRIDGE

8330m² | Scott Borland

A spacious, warm home designed for the open plan kitchen and living areas to spill out onto the north facing deck and lawns. Three double bedrooms and a family sized bathroom provide space, while the master bedroom has its own ensuite, walk-in wardrobe and access to the outside entertainment area.

SOLD | LEVIN

2.28ha | Cher McCartney

A two-storey home framed by mature trees and manicured gardens in the peaceful surrounds of a desirable location. Versatile living spaces complement abundant accommodation, and an upstairs family room adds options. Flat paddocks, a hay barn, an implement shed, a workshop and stock yards provide lifestyle opportunities.



SOLD | NORTH TAIERI

2.56ha | Roger Nicolson & Donna Tisdall

With ceiling insulation, double glazing and a log burner with wet back, the home is positioned to capture all-day sun, ensuring winter warmth. A farm style kitchen with a large walk-in pantry are ideal for entertaining, while the established mature garden and two generous paddocks underscore the property's lifestyle

SOLD | AMBERLEY

2200m² | Maria Rickerby

Built in 2018 this award-winning builder's own home was designed to meet all the needs of a busy family life. Clean lines and creative features include black steel and Abodo timber cladding, plus polished concrete flooring, bench tops and charred timber statement walls. Outdoor space incorporates a sunken fire pit.

SOLD | OHUKU

4.11ha | Jo Priebee

Panoramic views, peace and privacy, augmented by a generous home with a four-car internal access garage and space to graze stock, comprise an ideal lifestyle formula. Highlights include versatile and seamless indoor-outdoor flow, a well-appointed kitchen, all day sun, sweeping lawns, an American style barn and easy access to river tracks.



SOLD | WESTON

1.28ha | Dave Heffernan

Close to central Oamaru this 2014 three-bedroom home has brick veneer cladding and a colorsteel roof. An office doubles as a fourth bedroom. Beautifully landscaped, a large lawn provides excellent recreational space, and the embankment, planted in easy maintenance shrubs, enhances the patio's privacy, making it great for entertaining.



SOLD | TE ANAU

936m² | Sandra Macnamara

Built in 2020 on a corner section, this home features two master bedrooms, spacious open plan design with covered decking to capitalise on outstanding views of the lake and mountains, a Yunca woodburner with a ducted heat pump system, an internal access double garage and a separate purpose-built boat garage and workshop.



SOLD | WELLSFORD

3041m² | Scott Tapp & Sarah Luond

With open plan living, timber ceilings, and a large wrap-around deck, the home's elevated views ensure serenity in easy proximity to Port Albert harbour and Wellsford. Fruit trees and vegetable gardens, plus entertainment areas, a play fort, and an historic 100-year-old Druid's Lodge on the property encapsulate the rural lifestyle.



SOLD | WINSLOW

2.01ha | Tim Gallagher & Dan van der Salm

A large home in easy proximity to Ashburton, this property features a double garage with internal access, plus a two bay concrete floor shed with power, well-manicured lawn, easy care grounds, raised vege gardens, a sheltered outdoor entertaining area, four paddocks, cattle yards, plus a heated in-ground swimming pool and spa.



SOLD | HAVELOCK

3288m² | Greg Lyons

A well-positioned bare block with stunning views of Kaiuma Bay, and within easy reach of Havelock and Blenheim. With a sealed entranceway, the property is located close to the Nydia Bay walking track, and the subdivision marina, which features a floating wharf and quality concrete boat ramp exclusively for residents.



SOLD | OMANAWA

6070m² | Andrew Fowler

A gated property with a rural aspect near the CBD. In addition to the property's dwelling, a large purpose-built facility with toilet, grooming/smoko area and 14 separate runs has operated as a dog breeding complex, providing options for continued use or another business purpose. Also includes ample flat space for parking.



NORTH ISLAND



NORTH ISLAND

LIFESTYLE COLLECTION | SPRING 2022



WHANANAKI, NORTHLAND

118 Rockell Road

Special Piece of Northland Coastline

Containing 16,9038 hectares in two titles is this special piece of Northland coastline with views that will take your breath away. The property is well set up with good pasture and is well tracked. The contour is easy to rolling. There is an established house site and also other options around house sites that will showcase the coastal views. Showing as having two titles. Power is within close proximity to the block and the property has established access ways. Water for the property is gravity reticulated from a dam on one of the titles.

Price by Negotiation

Plus GST (if any)

poggwre.co.nz/WHG35091

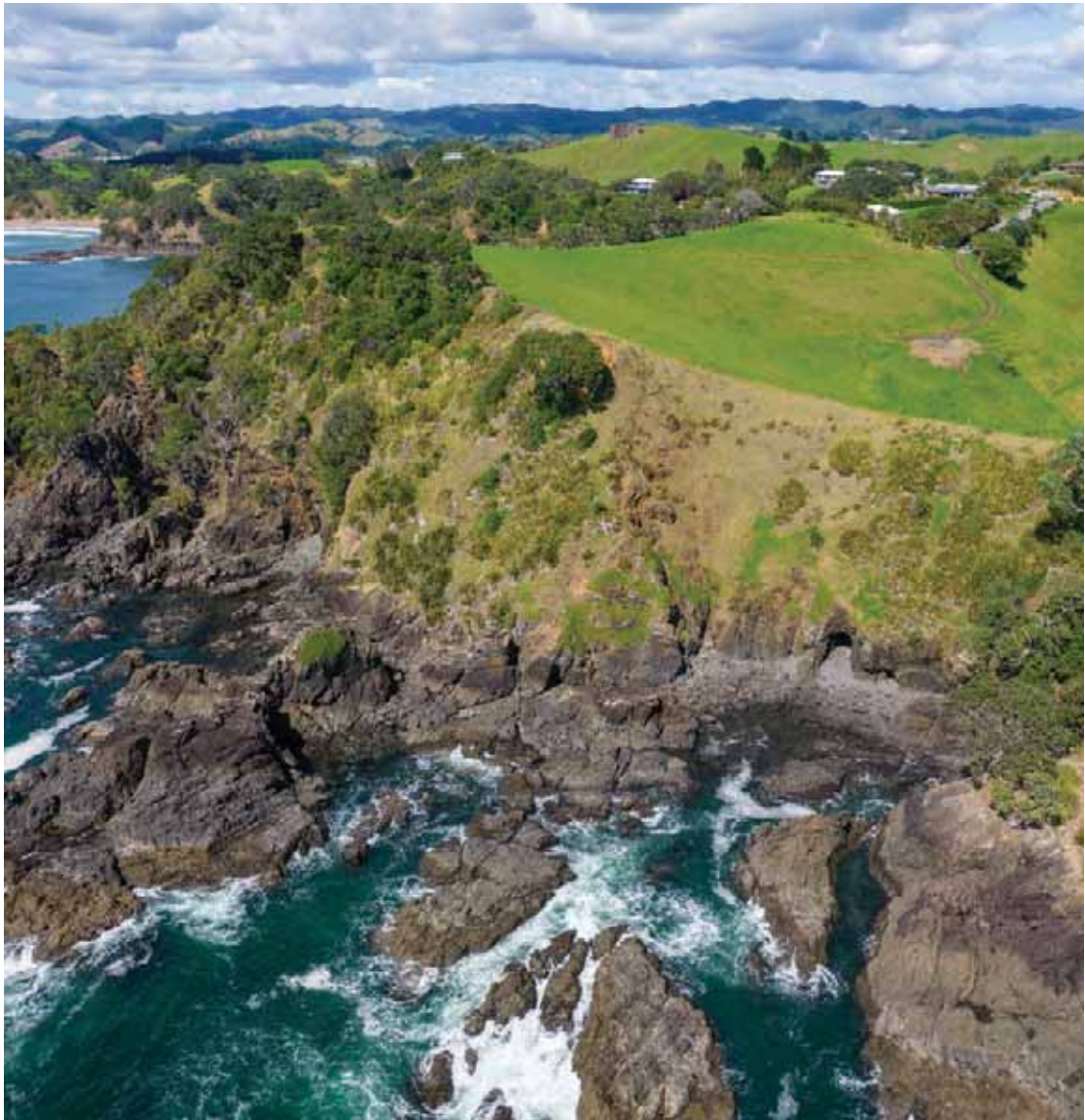
 Video Available



DENNIS WALLACE

022 312 7704

dennis.wallace@poggwrightson.co.nz





NORTHLAND

MAJESTIC NORTHLAND COAST

A spectacular Northland coastal property, suitable for lifestyle development, is for sale. On the east coast looking out to the Poor Knights Islands, and located four kilometres north of Whananaki, 30 kilometres north east of Hikurangi and 47 kilometres north east of Whangarei, the property is offered to the market by Dennis Wallace of PGG Wrightson Real Estate, Whangarei, who describes it as outstanding.

"Northland coastal property is always eagerly sought after.

"In two titles totalling 16.9 hectares, this is a grand portion of elevated coastline showcasing million dollar views. Currently used as a farm support block, the north east facing land is favourably set up, boundary fenced and well tracked, with good pasture, comprising a pleasant mix of easy to rolling contour."

Local attractions include sandy secluded beaches, bush reserves, tramping, boating, camping, hunting, fishing, surfing, kayaking, bird watching, scuba diving, snorkelling and kiting. To the south, Whananaki Inlet is Te Wairahi Stream's wide tidal estuary, sweeping to the ocean and separating Whananaki from Whananaki South. A small, peaceful, laid back village, Whananaki consists of a store, a primary school and a camp ground, with a few homes and baches scattered around the estuary and along the coastline. Estuary mudflats merge into a mangrove ecosystem providing shelter, food and habitat for many species of birds, fish and marine creatures.

Dennis says the land is part of a large local holding that has

been in the hands of the same family for many years, with a Charolais beef stud the focus of their farm.

"A central ridge runs through this property, with three or four potential house sites. As the block comprises two titles, the possibility to alter boundaries gives a new owner the opportunity to build two houses. Other recent lifestyle developments nearby underline the location's appeal. A site at the bottom of the ridge has potential for reclamation as a wetland, which would enhance local ecosystems and this property's amenity, while the ongoing use of much of the rest of the land for livestock points towards its most likely future.

"Crisp white sand and Pohutakawa-fringed Otamure Bay, which features a highly sought after Department of Conservation camping ground, is a short distance away, and once a house is built its owners will be able to walk their fishing rods down to a rocky point.

"Locals regard this as one of the most outstandingly beautiful parts of Northland's east coast, with lush paddocks, stands of magnificent bush, superb pristine beaches and majestic rugged islands," says Dennis.



DENNIS WALLACE
Rural Sales Consultant
022 312 7704

VIEW ONLINE LISTING AT: pggwre.co.nz/WHG35091



POROTI, NORTHLAND

121 Springs Road

A Special Piece of Land on Springs Road Whatitiri

Containing 4.91 hectares all in one title is this gorgeous piece of land with both bush and flat North facing volcanic land with approximately three hectares being suitable for some types of horticulture. The contour is described as 90% flat and 10% easy rolling and the soil type is volcanic with the available water being a deep crystal clear spring fed stream running through the Southern end of the property. The property is currently fenced into two paddocks and there is power located on the right of way. This is a superior piece of land that is well worth a look so give Dennis or Tom a call for more information or to arrange a viewing.

Price by Negotiation

GST Inclusive

pggwre.co.nz/WHG35586



DENNIS WALLACE

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TOM HACKETT

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tom.hackett@pggwrightson.co.nz



MAUNGAKARAMEA, NORTHLAND

Curd Road

Lifestyle Opportunity on Curd Road

9.0255 hectares a lovely piece of land in a sought after location being approximately 3.5km from Maungakarema and the Whangarei CBD 20km down a tar sealed road. Mostly easy contour with the current vendor having historically made 50 round bales of silage on the property. There are some great building sites and there are power lines on the boundary. The property is fenced into nine paddocks with spring fed water petrol pumped up to a header tank then gravity fed down to troughs in the paddocks, there are also some small dams in most of the paddocks. The location and the potential building sites make this an appealing property.



DENNIS WALLACE

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Price by Negotiation

Plus GST (if any)

pggwre.co.nz/WHG36188



PAPAROA, NORTHLAND

Lot 2 Paparoa Station Road

A Blank Canvas - Paparoa 4.54 hectares

Price expectation late \$500s early \$600s (inc GST) This stunningly beautiful elevated property is new to the market, so don't sit around. 4.54ha of lovely grazing land that is private and free from close neighbours with no covenants and fantastic rural views. The contour would be described as easy and there is a dam for stock water. There are a selection of beautiful building sites. A lovely quiet location and only 7km from Paparoa. If this is what you have been looking for then get on the phone now.

Price by Negotiation

GST Inclusive

🔍 pggwre.co.nz/WHG36527



TRACEY PARRISH

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tracey.parrish@pggwrightson.co.nz



MATAKOHE, NORTHLAND

1105 Ararua Road

Two for the Price of One

12 hectares of rolling pasture with a well presented three bedroom family home with a large covered deck, a two bedroom cottage, large workshop, plus woolshed and yards - all in good order. The homes are set back off the road, giving you privacy and uninterrupted rural outlook. Centrally situated rural location. The land is suitable for sheep, beef, horses or alpacas and includes a large dam for summer water. A fabulous place for extended family. Call us to view this sweet little block.

 5  2  2

Auction

Plus GST (if any)
(Unless Sold Prior)
11.00am, Tuesday 22 November
PGG Wrightson 117 Victoria Street, Dargaville

 pggwre.co.nz/DAG36543

 Video Available



MEGAN BROWNING

027 668 8468

mbrowning@pggwrightson.co.nz



CINDY YOUNGER

027 278 2309

cindy.younger@pggwrightson.co.nz



MAUNGATUROTO, NORTHLAND

656 Bickerstaffe Road

Big Shed - Big Vision

Uniquely different, a true diamond in the rough. A 1980's built woolshed partially converted with unconsented works waits for your enthusiasm, foresight and energy to bring it into shape for your venture whether it be an extended family home, entertainment hospitality business or extension of your farming operation. A three bay implement shed. Six hectares of regenerated land. Viewing strictly at open homes or appointment.

Auction

GST Inclusive
(Unless Sold Prior)
11.00am, Tuesday 22 November
PGG Wrightson, 117 Victoria Street, Dargaville

[pggwre.co.nz/DAG36778](https://www.pggwre.co.nz/DAG36778)



CINDY YOUNGER

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MEGAN BROWNING

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TAPORA, AUCKLAND

Journeys End

Tapora Village - Where the Journey Begins

Less than 1.5 hour/100km drive north of Auckland CBD, is this unique subdivision, limited to only 14 lots priced from only \$299,000 to \$359,000 including GST. Large 1,500m² to 2,000m² residential sections new to the market. Easy to build flat contour, good access and approved building sites ready for construction. Underground power and stormwater connection ready to hook up. The community hall, tennis courts and primary school are all across the road and water access at Birds Beach is around five minutes away. The Tapora region is a fast-advancing horticulture and farming area, now is the time to secure your Lot.

\$299,000 to \$359,000

GST Inclusive

[Q pggwre.co.nz/WEL34933](https://pggwre.co.nz/WEL34933)



SCOTT TAPP

021 418 161

teamscott.tapp@pggwrightson.co.nz



MATAKANA, AUCKLAND

Lot 11 Moya Drive

Lifestyle in the Village

Be quick to secure the last block within this popular subdivision in Matakana.

Within walking distance to the centre of the highly sought after Matakana Village is this ideally located large 1.8715 hectare lifestyle section with power and phone to site. Renowned for its farmers markets, cafes, cinemas, galleries and so much more, Matakana is the perfect place to invest and this impressive lifestyle section should tick all the boxes. Great aspects and outlooks, popular Omaha beach nearby, view today!

Don't miss this huge opportunity call Scott today.



SCOTT TAPP

021 418 161

teamscott.tapp@pggwrightson.co.nz

Price by Negotiation

GST Inclusive

pggwre.co.nz/WEL35837



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

pggwre.co.nz/MOR35643

 Video Available



EMMA MUIR

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NGARUAWAHIA, WAIKATO

170 Te Puroa Road

Hilltop Hideaway

This stunning 25.9333ha of land offers multiple options, maybe for two families to live happily together in two dwellings. The main two bedroom dwelling offers spacious living with bifold doors opening onto a private deck with open plan dining/kitchen. A three-bay shed sits conveniently across the driveway. Further up the driveway and with a birds eye view of Waipa and surrounds, sits a fabulous barn conversion. With two bedrooms, massive open plan living opening on to a deck with views as far as the eye can see. Again, this dwelling is also furnished with plenty of shed space. What a place to come home to!

 4
  3
  2

\$1.7M

Plus GST (if any)

 pggwre.co.nz/CAM36789



ALISON NICHOLSON

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RICHARD THOMSON

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richard.thomson@pggwrightson.co.nz



ROKOKAURI, WAIKATO

23 Lee Road

4 2 2

Immaculate Homestead, Impressive Grounds

This lovingly restored 1906 villa transitions seamlessly to an extensive 2001 addition, making it a spacious 244m² (more or less) homestead. Sitting on 3794m² of flat land, in a commanding position with lovely rural views, the home enjoys sunrises through the trees, all day sun and magical sunsets.

There are three bedrooms, ensuite, walk in wardrobe, family bathroom, spacious study, formal and informal dining, designer kitchen with integrated appliances, a sunny sitting room, and the underground wine cellar will delight any villa lover.

Price by Negotiation

GST Inclusive

pggwre.co.nz/HAM36062



RICHARD THOMSON

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HIGHLY PRODUCTIVE LAND

New tabled regulations to restrict the conversion of agriculture or horticulture land for subdivision to residential or lifestyle property are likely to impact the real estate market.

Aiming to ensure that highly productive land remains in primary production, both now and for future generations, the changes have been in development since 2019. If implemented, they will require councils to identify, map and manage such land to ensure it remains in primary production.

Announced in September, the new National Policy Statement for Highly Productive Land (NPS-HPL) was prepared to retain New Zealand's most favourable soils for food and fibre production, providing direction to improve the way the most productive land is managed under the Resource Management Act 1991 (RMA).

Under the Policy Statement, councils will receive clear and consistent guidance on how to map and zone highly productive land, and manage the subdivision, use and development of this non-renewable resource. Most localities with such land are close to major urban areas and in limited supply.

Generally the soils have developed from river silts, based on years of flooding, augmented by the gradual addition of organic matter from plants. Pukekohe soils, where much of Auckland's food is sourced, are a notable exception, developed initially from volcanic ash falls up to 25,000 years ago, plus the subsequent addition of organic matter.

While these soils extend into the Waikato, Pukekohe soils, which are closer to Auckland and enjoy milder winters, achieve more lucrative production, are considered more valuable, and are under greater threat due to their desirability for subdivision.



Areas of highly productive and suitable lands around most other major urban centres are under similar pressure for development.

On the face of it, the Policy Statement appears to make the development of lifestyle subdivisions more challenging, at least in those localities, which by their proximity to the cities their land has traditionally served, tend to be heavily sought after.

Policies in the statement include: that highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production; that the identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development; and that the use of highly productive land for land-based primary production is prioritised and supported.

In some localities impact on the lifestyle property market is likely to include reducing, if not completely eliminating, the potential for land banking, as well as restricting the development of new lifestyle properties.

Anyone seeking to buy or sell such land needs to understand how to manage these changing environmental regulations, and how regional councils propose to administer any consequential changes.

Expert professional advice, particularly from a suitably qualified urban planner or surveyor, is recommended.



DAVID HENDERSON
National Business Manager
027 433 7623



PEACOCKE, WAIKATO

80 Hall Road

 2
  2
  4

Don't Miss Out!

Attention All Property Developers! Situated in a private setting down a long driveway, this property is a work from home dream. Residentially zoned 9E the 1.5002ha sits right at the southern expansion of the city. Everything is set up and ready to go and the industrial build is simply a work of art. Massive open plan living, two bedrooms, two ensuites, office space and a large studio workspace with its own separate outdoor access for clients. The four bay workshop with a 4.2m stud is a huge amount of space to work with. This all sits on an easy care section with plenty of room for the extra toys/cars and equipment. Give me a call today!

Auction

GST Inclusive
 (Unless Sold Prior)
 11.00am, Thursday 24 November
 On Site, 80 Hall Road, Hamilton

 pggwre.co.nz/CAM36803

 Video Available



ALISON NICHOLSON

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TE KOWHAI, WAIKATO

69 Hawksgrip Road

Quality 20 Hectares

Welcome to 69 Hawksgrip Road, a wonderful secluded and private lifestyle property just west of "The Base" in Hamilton. Currently a cattle grazing block, but equally suitable for horses and horticulture, possibly creating multiple income opportunities. The land is flat with quality sandy loam soils, making it excellent for any farming use.

Situated down a no exit road, you will immediately notice how quiet and peaceful this property is. Behind the tree lined boundary you'll find mature grounds with amazing fruit trees, gardens, entertaining areas and space for self-sustained living including veggies and chickens.



RICHARD THOMSON

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 6  3

\$3.5M

GST Inclusive

 pggwre.co.nz/HAM35300

 Video Available



RAGLAN, WAIKATO

Lot 1 and Lot 5, 1549 Whaanga Road

Outstanding Sections

Sections of this calibre are rare and you're unlikely to find another opportunity to build your dream home in such beautiful locations. The titles have been issued and the driveways have been constructed- Get talking to your builder now!

In one direction are incredible views of Ruapuke beach and in the opposite are spectacular mountains. Areas of covenanted and tracked native bush, habitat for abundant bird life, are all around these amazing lots. Enjoy the Raglan lifestyle, with Hamilton an easy commute for work or shopping.



RICHARD THOMSON

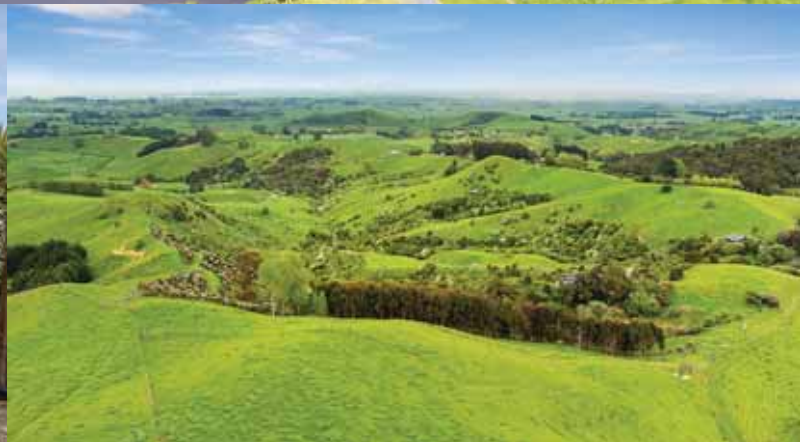
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For Sale

pggwre.co.nz/HAM34524

 Video Available



CAMBRIDGE, WAIKATO

88 Tirohanga Road

4 2 2

Secure Hideaway Property 13km to Cambridge

An executive three bedroom plus office homestead set on 25.9110ha of well planted hill country that has potential for carbon credits passive income. The 347m² architecturally designed home was completed in 2009 being built and maintained to a very high standard which is a credit to the Vendors. There are long views from this double glazed home that takes views from of Mount Taranaki in the south west right around to the hills north of Raglan. Some 20,000 primarily native and some exotic trees have been planted over the last 20 years, mostly viewable from the dwelling. Additionally there is a lockable coloursteel shed with two leanto's.

\$3M

Plus GST (if any)

pggwre.co.nz/CAM35071

[Video Available](#)



MARTIN LEE

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martin.lee@pggwrightson.co.nz



WAIKATO

KAIPAKI 'LIKE A RESORT'

Julie and David Toon spent a decade in London from around 2000, living in a small house in Wimbledon. In 2010, returning to New Zealand to take up a job offer, they decided to give their three young children a complete change of scene, seeking somewhere with space to raise them, an update of the dairy farm childhood David enjoyed.

They found a classic 1920s Waikato farm homestead in Mystery Creek, close to Kaipaki, as David explains.

"We were attracted to the period architecture: high ceilings and character. It has a Cape Cod look and feel, is north facing and spacious. Unlike our small London house our neighbours were right out of earshot, so the children were able to run off steam with no issues.

"They loved it. It was like being on a resort, with the tennis court and the pool, good lawns, paddocks, sheds and stables. We have made the most of the 'good life' with dogs, cats, chickens and ponies, everything you can't have in London," he says.

While David grew up in the country, Julie's city background meant she was less certain about a lifestyle property, at least initially.

"Although I was apprehensive at first, I quickly became used to country living. Being able to walk along peaceful rural Waikato lanes to Kaipaki Primary School was such a contrast to London.

"It's a semi-rural community, not isolated, so easy to get back into town, though still with that rural feel with the school doing ag days, and all the standard country things," she says.

After a few years in the property they embarked on a significant renovation.

"We updated the kitchen, adding a big scullery, and we replaced the bathrooms. Some additions had been made to the original house in the 70s, 80s and late 90s. Our mission was to make sure those were consistently brought into the same style," says David.

In this house the Toons have made the most of the scope to entertain.

"Harking back to our time in Wimbledon, we have had great hilarity running 'Kaipaki-don' family and friends doubles tournaments on the tennis court, with the only rule that any competent tennis players must remain on opposite sides of the net.

"With verandas on every aspect, we spend most of the year eating outdoors, shaded from the summer sun when necessary, and looking over the tennis court and paddocks," says Julie.

Two of their children are now at university. Meanwhile, another career opportunity, this time in the South Island, has meant the couple spending time apart this year, which they



have decided to put right by selling and relocating.

Julie and David called in Trevor Kenny of PGG Wrightson Real Estate, Hamilton to present their home to the market.

"This is an appealing property with undoubted 'wow' factor.

"Ideally located five kilometres east of Hamilton Airport, 12 kilometres west of Cambridge and 111 kilometres south of Papakura, access to the best of Waikato is right at hand.

"The expansive renovated four bedroom homestead has five car garaging, including space for a boat, a single bedroom self-contained apartment, and a one-bedroom studio, also recently renovated. Set in well maintained grounds with established trees and shrubs throughout, the in-ground glass fenced pool, barbecue area and tennis court make it a real entertainer's show piece," says Trevor.

Julie and David's property goes to auction on 10 November.



TREVOR KENNY

Lifestyle & Rural Sales Consultant
021 791 643

VIEW ONLINE LISTING AT: pggwre.co.nz/MAT36523



KAIPAKI, WAIPA

397 Mystery Creek Road, Kaipaki

Live, Work and Play - Wow!

The minute you drive through the sealed entrance way, you are met by the ambience of this beautiful property. The home of four large double bedrooms, with attached fully contained studio apartment above the triple garaging, large extensive kitchen with scullery, which flow out to the dining, living area. As well there is a separate formal lounge/theatre room. The home has been totally refurbished in 2019 and no expense spared to lift the presentation to its present state. The main part of the home has surround decking which encourages an entry flow both inside and out to the pool, patio, and BBQ area.

Auction

GST Inclusive
(Unless Sold Prior)
11.00am, Thursday 10 November
PGGWRE, 87 Duke Street, Cambridge

🔍 pggwre.co.nz/MAT36523



TREVOR KENNY

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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.

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 4.00pm, Wednesday 16 November
PGG Wrightson Real Estate
72 Firth Street, Matamata

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



PETER DONNELLY

021 449 559

pdonnelly@pggwrightson.co.nz



PIRONGIA, WAIKATO

840 Collinson Street

Country Charm, Village Lifestyle

Situated on a large 2,779m² (more or less) section, this substantial home features five double bedrooms, two with ensuites, open plan kitchen/dining, and separate lounge, there is plenty of space for a large family, or guests. The central fire keeps things warm in winter, and in the warmer months, open up and sit on the private deck enjoying mountain views and the cool mountain breeze.

Ample storage throughout, including a storage room off the double garage, and a small office for those working from home. Planted in low maintenance natives, the flat section is just the right size to offer privacy, without being a second job.

 5  3  2

\$1.249M

GST Inclusive

pggwre.co.nz/TEA36545

 Video Available



JAMES MOORE

022 064 8072

james.moore@pggwrightson.co.nz



PIRONGIA, WAIKATO

4/1131 McClure Street

3 2 2

Entertaining Charmer with Mountain Views

This presents an outstanding opportunity to purchase a beautiful near new home on the edge of Pirongia.

Stepping inside you are hit with a wonderful sense of space thanks to the high stud in the open plan kitchen and living area, which flows straight out to the impressive Kwila deck. You will be surprised by how spacious and warm the main bathroom is, with a separate toilet next door. The three double bedrooms are spacious, with the master going further with additional ensuite and access to the included spa pool right outside the door. Set on a flat 4,400m² (more or less) section this mostly blank canvas is ready for your personal touches.

Price by Negotiation

GST Inclusive

pggwre.co.nz/TEA36409

[Video Available](#)



JAMES MOORE

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james.moore@pggwrightson.co.nz



SOUTH WAIKATO

CENTRALLY LOCATED APPEAL

Pirongia is rapidly gaining appeal as a South Waikato lifestyle locality. James Moore of PGG Wrightson Real Estate, Te Awamutu specialises in the village, located 12 kilometres west of Te Awamutu.

"Proximity is fundamental to any lifestyle property, and Pirongia is an easy 15 minutes from all amenities, including supermarkets, while Hamilton, Otorohanga and Cambridge each sit within a comfortable commute.

"This is a central location, outside city limits. Many of us have experienced the benefits of working from home over the past two years, and the fibre connections into the village make Pirongia a feasible base from which to spend occasional days in the office in Auckland," he said.

When lifestyle equates to the great outdoors, Pirongia has ready access to the nearby forest park, while Waikato's west coast beaches, such as Kawhia and Aotea Harbour, also present recreational havens within easy range.

James says a mix of buyers are increasingly taking an interest.

"A few years ago Pirongia was not particularly on the radar. Now however many more people are waking up to its value and advantages: its wide open spaces, laid back ambience, and friendly community, which are propelling the popularity of the village on an upward trajectory.

"It appeals to families. Pirongia Primary School is decile nine, local childcare is excellent, and most teenagers attend Te Awamutu College, while the township is on the bus route to Hamilton's private schools. Empty nesters are also interested: people on their third or fourth home, deciding to go to a lifestyle property.

"We are attracting people relocating from Cambridge, Tamahere and Matangi. Pirongia has equivalent properties: beautiful homes in similar settings, from larger residential to lifestyle in size, and at values achievable for a wider range of buyers," says James.

Illustrating the location's appeal, an award winning Pirongia home that James brought to the market in August sold exceptionally well at auction.

In 2021 Gavin Brown's company Waikato Build won the regional House of the Year Gold Medal in the builder's own home category for the home Gavin, wife Emma and their family have lived in for the past three years.

In mid-July, when James Moore was visiting, Gavin and Emma casually asked how much he thought their home was worth. James's appraisal encouraged the Browns to list their home for sale. Six weeks later, James's prediction proved accurate, with a winning bid of \$1.875 million.



"Clearly the House of the Year panel was impressed, as was everyone who viewed the home.

"A few years ago market anxiety perceived that building a dream home in Pirongia would lead to over-capitalisation. This sale demonstrates that is absolutely not the case," says James.

Gavin and Emma have bought a neighbouring section where they plan to build again.

James has worked closely over several years with long term owners Nick and Jill Van Der Sande to assist in the

development and marketing of what will eventually be a community of up to 50 new properties.

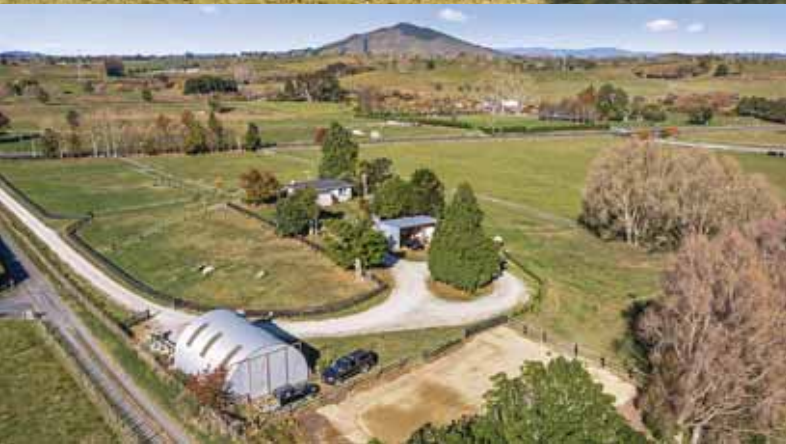
Plenty of further development is in prospect for Pirongia, and James anticipates substantial growth to continue.



JAMES MOORE
Lifestyle & Residential Sales Consultant
022 064 8072

VIEW ONLINE LISTING AT: pggwre.co.nz/TEA36300





PIRONGIA, WAIKATO

168 Ormsby Road

 2  1

Equine or Redefine

Located close to the very popular and fast growing Pirongia village sits this lovely 1.88ha (more or less) lifestyle property. Well fenced into eight paddocks with water provided from the onsite bore, the main paddocks are flat, and slope up to the elevated home. Right next to the 32x20m arena is the large half-round barn, and with an additional 8x6m pole shed behind the dwelling there is plenty of storage for equipment and vehicles. Set back off the road on an elevated site is the tidy and warm two bedroom home. With native timber floors, two double bedrooms, and a spacious living area, it is a very cosy home looking for new owners.

Price by Negotiation

GST Inclusive

pggwre.co.nz/TEA36106



JAMES MOORE

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OHAUPO, WAIPA

672 Jary Road

Perfectly Located Flat Lifestyle Block

A great location awaits a discerning buyer who has a multitude of requirements for their next property purchase. The property is 6.6194 hectares (more or less) of completely flat land which would easily accommodate rearing calves or horses and is supported by great farm infrastructure. Such infrastructure includes a generous six bay half round shed, a second two bay half round shed, implement shed, chook run and cattle yards (cattle crush and scales included). The modern family home has three double bedrooms plus an office (or fourth bedroom), a generous family bathroom, ensuite, is double glazed, has two heat pumps and a large double garage,

\$1.65M

GST Inclusive

pggwre.co.nz/TEK36697



PETER WYLIE

027 473 5855

pwylie@pggwrightson.co.nz



WHAKAMARAMA, BAY OF PLENTY

24C Pahoia Road

The Ultimate Bay of Plenty Lifestyle

This property offers a serene lifestyle on 5ha with elevated ocean views. The spacious three bedroom home with fantastic indoor/outdoor flow, en suite, study and double garage is ideal for families or couples. A two bedroom cottage is self-contained, but not yet consented (owners are working through Resource Consent requirements at present). The balance of the land features 1.45 can ha (approximately) of green kiwifruit, approx. 360 Hass avocado trees (crop included in the sale), a huge workshop, orchard shed, mature gardens, fruit trees and grazing.

Tender

Plus GST (if any)
(Unless Sold By Private Treaty)
Closes 12.00pm, Thursday 17 November

pggwre.co.nz/TAR36700

 Video Available



ANTON TERBLANCHE

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anton.terblanche@pggwrightson.co.nz



WELCOME BAY, BAY OF PLENTY

🏠 5 🚿 2

669C Kaitemako Road

Rustic Rural Retreat

Towering Rewarewa and native forest shelter your ranch style home. The twin gables are connected by covered north facing decks and could be configured to five bedrooms. The locally grown redwood cladding has developed beautiful patina, giving a stunning character. The modern, large coloursteel shed and separate studio accommodation buildings give options. A solid fertiliser and re-seeding history. Excellent yards and good fences. 19.2202ha. Multiple fresh water springs and streams. Easement access of Kaitemako Road and Kaitemako link (paper) road frontage. Thousands of planted natives.

Tender

Plus GST (if any)
(Unless Sold By Private Treaty)
Closes 3.00pm, Wednesday 9 November

🔍 pggwre.co.nz/TAR36430

📺 Video Available



ANDREW FOWLER

027 275 2244

afowler@pggwrightson.co.nz



OROPi, BAY OF PLENTY

118, 104 McPhail Road

5 2 2

Forest Lifestyle and Stunning Section

Two neighbouring properties with dramatic, towering native forest, for sale in exclusive rural Oropi either separately or together and close to great primary school. Each enjoying exclusive road entrances.

2.64ha section, kahikatea and rimu forest and grazing in a sheltered and shallow valley. 3.094ha lifestyle home also with incredible tall native forest offering great shelter and diversity of wildlife. Your new, five bedroom plus office, two bath home is wrapped with generous decks overlooking the private pond. Both lots have sheltered grazing paddocks.

Tender

GST Inclusive
(Unless Sold By Private Treaty)
Closes 3.00pm, Friday 11 November

[pggwre.co.nz/TAR36509](https://www.pggwre.co.nz/TAR36509)

[Video Available](#)



ANDREW FOWLER

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afowler@pggwrightson.co.nz



OMANAWA, BAY OF PLENTY

129 Peers Road

3 2 2

Stars, City Lights and Equine Delight

Nestled amongst mature trees and spacious rural surrounds this private lifestyle gem on 3.99ha presents purchasers with a lovely warm and cozy three bedroom home with open plan living, large internal garage, separate laundry, large rumpus and two bathrooms, boasting amazing views. The property improvements include a matching study/studio/workshop, a haybarn, good grazing paddocks with water, stock loading ramp and a horse arena. New owners could explore the possibilities of generating additional income. Tauranga City within short driving distance.

Price by Negotiation

GST Inclusive

pggwre.co.nz/TAR36625

[Video Available](#)



ANTON TERBLANCHE

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OMANAWA, BAY OF PLENTY

17 Sarona Park Drive

4 2 2

Quality and Self-Sustainability

A unique lifestyle development on 1.87ha of land, perfect for self sustainability. Featuring a four bedroom American barn home (completed in 2016) which includes double glazing, polished concrete floors, separate media room, open plan kitchen-dining-living and double garage. The main bedroom comes with a designer en suite and walk-in-wardrobe. Kids will enjoy the playground and flying fox and a local horse owner takes care of producing hay from the land.

Further improvements include a matching shed, large Redpath hothouse, veggie gardens and good water sources.

Enquiries Over \$1.8M

GST Inclusive

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

[Video Available](#)



ANTON TERBLANCHE

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TE PUNA, BAY OF PLENTY

31 Te Puna Quarry Road

PURRfect Lifestyle and Income

The owners of TopKatz Cattery and 31 Te Puna Quarry Road are reluctantly selling the much loved business and property. The cattery is now a thriving business with loyal customers. The main dwelling offers three bedrooms and a bathroom upstairs with a lounge and sun-soaked kitchen-dining-living area. Walk out onto a large west facing deck and enjoy BBQ's or the pizza oven. Downstairs is a generous man-cave basement with a recently added teenage retreat, complete with its own shower/toilet. Wander the garden, on 0.9ha, enjoying an abundance of fruit. The two bedroom cottage, with garage, is privately positioned.

5 3 2

\$1.69M

GST Inclusive

pggwre.co.nz/TAR36690

[Video Available](#)



ANTON TERBLANCHE

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BAY OF PLENTY

FAMILY BUSINESS FOR SALE

A long cherished Bay of Plenty home, on an approximately 9700 square metre block, is for sale, complete with the opportunity to take over a thriving family business.

Anton Terblanche of PGG Wrightson Real Estate, Tauranga is selling the property on behalf of Debbie Griffiths, whose parents bought it in the early 1990s. Debbie says it has faithfully nurtured her family.

"For us this home has been unbeatable, enabling us to create an ideal work-life balance. It has been a beautiful family home, first for my parents, initially also with my grandparents in the cottage on the property, more recently for my children and me. We have loved it so much, particularly the kids, who've enjoyed the gorgeous park-like garden to run around in.

"We are surrounded by tui, fantails, morepork, kereru, kakariki and kaka that love the mature trees, while wild chickens have free range over the property. From the orchard we enjoy an abundance of seasonal fruit including oranges, lemons, plums, peaches, apples, nashi, avocado and macadamias. It's a charming way to live, in such peaceful surroundings," she says.

Debbie's parents bought the property 30 years ago.

"They fell in love with the huge garden and the man-cave basement, which Dad really enjoyed in the years they lived here.

"After Mum retired they built ten cat enclosures for a retirement hobby, which quickly grew to become TopKatz Cattery, a successful business with a loyal customer base. We think of the business as an extension of our family. There are always cats in the cattery, and we come into contact with the most fantastic people, bringing their cats for us to look after. I think of them as my amazing cattery family."

New owners wanting to keep TopKatz will receive all the support they need from Debbie.

"Although we love the cats, what I've most enjoyed with TopKatz is the people: our customers. A caring person with the right mindset, who wants an at-home lifestyle business will really enjoy this. If we find someone who wants to keep TopKatz, I'm happy to do a soft handover, walking them around with me as much as they need, making it as successful for the next person as possible. It can be whatever they want it to be," she says.



Some of Debbie's enduring memories of the property are from evenings spent on the generous deck.

"The kids and I have seen shooting stars while soaking in the spa and on my birthday last summer, my friends turned up for a surprise party complete with dancing and pizza in the outside oven. It was fantastic to have the space and privacy to host everyone so easily."

Regular exercise includes strolling to Te Puna Quarry Park.

"It's an easy five minute walk. It's beautiful up there, with stunning views. You can see the sun rise over Mauao and the sun set behind the Kaimai Ranges," says Debbie.

Anton says the property is well proven for extended family life, fulfilling the dreams of multiple generations.

"Privately positioned away from the main dwelling, the two-bedroom cottage is ideal for extended family, additional income or a multiple ownership situation. In the family home a teenage retreat was recently added to the basement; while a large west-facing deck offers

entertaining potential with a pizza oven, plus the tub under the stars. Meanwhile, the garage and carport offer enough space to satisfy most home hobbyists.

"With recently revamped Te Puna shopping centre a few minutes' drive away, this slice of paradise is about as conveniently located as you could wish for, and justifiably described as a 'Garden of Eden,'" he says.

Te Puna is 12 kilometres west of the Tauranga CBD.



ANTON TERBLANCHE
Lifestyle & Rural Sales Consultant
021 324 702

VIEW ONLINE LISTING AT: poggwre.co.nz/TAR36690



ATIAMURI, BAY OF PLENTY

976 Parsons Road

 3
  2
  2

Landmark Location, Heartland Home

A beautiful property for all potential purchasers looking for executive lifestyle living. Built in 2020, this quality Heartland home sits proud of place, elevated and located in the centre of the property.

The home consists of three bedrooms plus an office, master with en-suite and walk in wardrobe. A breezeway connects the double garage to the home. The expansive windows allow for ample all-day sun and make the most of the rural views.

There is a 3-bay implement shed and a huge multi bay half round shed.

18.44 hectares (more or less) of land with approximately 12ha planted in lucerne and perennial grass.

Price by Negotiation

GST Inclusive

 pggwre.co.nz/ROT36871



GRAHAM BEAUFILL

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WAIRAKEI, WAIKATO

505 State Highway 1

🏠 4 🚿 3 🚗 5

Big Small Farm - Equestrian Delight

Situated 14 kilometres from Taupo up a tree lined driveway is this outstanding 34 hectare picturesque lifestyle property.

The dwelling is large and spacious with two of the four bedrooms having en-suites. Open plan living with access to patios. There is internal access to garaging for up to five cars. The grounds are a kid's wonderland or wedding type venue, the photos will give a glance at the impressive nature of the overall property.

Sundry infrastructure includes a 10.5 x 10 metre Kiwispan high stud boat or camper shed. The Taupo Equestrian Centre is a mere 12km away.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)

Closes 4.00pm, Friday 25 November

🔍 pggwre.co.nz/ROT36851



GRAHAM BEAUFILL

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MEEANEE, HAWKE'S BAY

240 Meeanee Road

Invest In Meeanee

We are proud to offer this 8.2 hectare (20 acre) block in this very sought after location. The soils are heavy Farndon silts and have been fallow or used for horse grazing for many years.

It has its own artesian bore suitable for stock and domestic purposes and a wide five metre gateway onto Meeanee Rd. It is only minutes to either Napier or Taradale and one of the larger undeveloped blocks remaining this close to town.

Build and develop or simply land bank - properties of this size in this location will be increasingly harder to acquire.

To be sold by negotiation. Please contact the agent.



MARK JOHNSON

027 487 5105

mark.johnson@pggwrightson.co.nz

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/HAS36501



HASTINGS, HAWKE'S BAY

314 Norton Road

 6  3

Country Lifestyle, Great Location

Spacious family home, a cottage, paddock, massive shedding and a passive income, all just a few minutes drive from the heart of Hastings and Havelock North. The home has a super spacious open plan kitchen/diner/family room plus separate formal living and dining rooms. The four double bedrooms are generous, master includes an ensuite. The seven bay shed has three phase power, an inspection pit and plenty of bench space. Another great feature of the property is the two bedroom cottage, ideal for a family member or a rental.

For Sale

 pggwre.co.nz/HAS36701



PETER DICK

027 446 1714

peterdick@pggwrightson.co.nz



ELSTHORPE, HAWKE'S BAY

Lot 16 Kahuranaki Road

Nurture with Nature

This 1.5782 hectare section (subject to issue of title) has established Totara trees and offers two possible idyllic private house site options. There is an intermittently running stream that divides two building platforms and a larger creek on the southern boundary. This section is well located and power is available at the boundary. A great community exists here and the well regarded Patangata Hotel is close by. With sensible building covenants to safeguard your investment, create the lifestyle you desire and take advantage of the Elsthorpe school on your doorstep.

\$375,000

GST Inclusive

🔍 pggwre.co.nz/HAS35539



WILLS BUCHANAN

027 462 9716

wills.buchanan@pggwrightson.co.nz



MARTON, RANGITIKEI

46 Tutaenui Road

5 2 4

Lifestyle on Town Boundary Two Titles On 4.3049 Hectares

Driving on to this gorgeous property and you will immediately feel the special ambience only these superb villas exude. You will easily picture yourself entertain 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. The rest of this special home is in an immaculate yet original condition the original pressed ceiling in the two formal lounges are divine. The 3.9461ha undulating adjacent land is picturesque. Be quick and call me to view.

Deadline Private Treaty

(Unless Sold Prior)
Closes 4.00pm, Tuesday 22 November

poggwre.co.nz/FDG36815

[Video Available](#)



JACQUI CAMPION

027 593 9764

jacqui.campion@poggwrightson.co.nz



HALCOMBE, MANAWATU

695 Sandon Road, Mt Biggs

4 2 4

A Complete Lifestyle Package

4.6 hectares adjacent to Mt Biggs School and only 8.5km to Feilding and handy to Palmerston North and Ohakea. Well-presented low maintenance 2 storey family home featuring brilliant garaging and sheds, internal access garage plus separate 77m² double garage/workshop and 108m² lockable implement shed. The home was built to take advantage of the magnificent views and all-day sun. The lounge, open plan kitchen and dining open on to extensive front decks and there is an outside 49m² rumpus room off the garage complete with heat pump and covered patio, used as a work from home office but an ideal teenagers retreat or guest accommodation.

Enquiries Over \$1.15M

GST Inclusive

pggwre.co.nz/FDG36494



MICHAEL CAMPION

027 454 5829

michael.campion@pggwrightson.co.nz



LEVIN, HOROWHENUA

87 Te Whanga Road

 3  2  2

Unbeatable Location, Real Motivation

There's a reason you rarely find properties on Te Whanga Road for sale - no one wants to leave!

Fortunately (for you) though, our vendors find themselves in a position where they simply MUST sell, and they present their superbly positioned family home to the market with a real sense of urgency.

Including two bathrooms (including an ensuite off the master) to help safeguard against morning congestion, and a modern kitchen ensures the ability to cater to any occasion. The family nook is a bonus, while the open-plan living area spills outside on to a large deck, great for relaxing on after a hard day.

Auction

GST Inclusive
(Unless Sold Prior)
1.00pm, Tuesday 15 November

 pggwre.co.nz/LEV36793

 Video Available



CHER MCCARTNEY

022 060 8134

cmccartney@pggwrightson.co.nz



LEVIN, HOROWHENUA

214-222 Bruce Road

Two for One on 5.41ha

Lifestyle meets location in this outstanding semi-rural property which enjoys expansive views of the rangers yet sits just a short drive from all the conveniences of Levin.

This much-loved home features four bedrooms, master has an en-suite, a well-appointed bathroom, and an open-plan kitchen/living area that's bathed in natural light.

Outside, the fabulous setting is the perfect place to entertain friends or enjoy quality time with loved ones and includes 14 well-fenced paddocks within a large shelter belt. Double garaging with the bonus of a separate double garage and a one bedroom cottage all complete the appeal.



CHER MCCARTNEY

022 060 8134

cmccartney@pggwrightson.co.nz

 4  2  5

Enquiries Over \$1.399M

GST Inclusive

 pggwre.co.nz/LEV36716

 Video Available

SOUTH ISLAND



SOUTH ISLAND

LIFESTYLE COLLECTION | SPRING 2022



HAVELOCK, MARLBOROUGH

125 Kaiuma Bay Road

3 2 4

Marlborough Lifestyle Plus Future Income

If the desire for country living is calling but privacy, a modern home, and sheds are important, then look no further as this property has all of this and more! Located in a friendly rural community of Canvastown just 14km from Havelock and 56km to Blenheim is this 18 hectares (44 acres) lifestyle property with so many attributes including hunting and fishing close by. Nestled on a private elevated hillside setting with stunning rural views sits this modern well-appointed three-bedroom, two-story home with an adjoining garage. An amazing large 12x8M shed is a mechanics dream. Future income streams include 15ha of Pine trees.

Enquiries Over \$950,000

Plus GST (if any)

pggwre.co.nz/BLE36576

[Video Available](#)



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. 2 hectares QEII nature reserve has a stunning walking path throughout the established native trees. Buyers guide over \$1.4M inclusive of GST.

For Sale

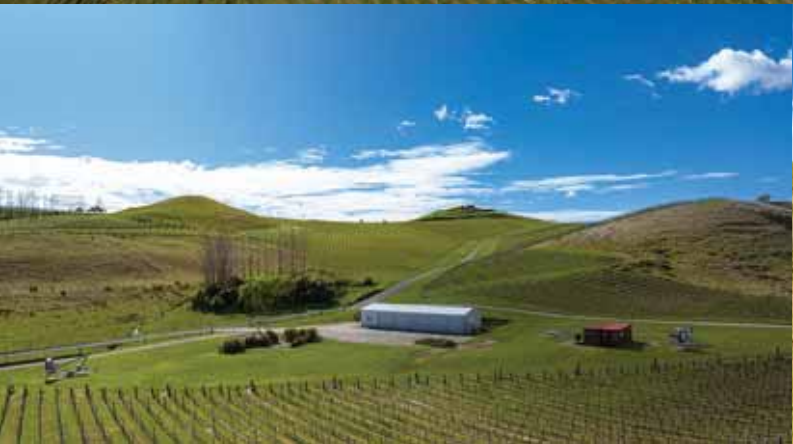
pggwre.co.nz/BLE36395



KEN MCLEOD

027 433 4746

kmcleod@pggwrightson.co.nz



HAWKESBURY, MARLBOROUGH

Brookby Road

Pinot and Potential Palace

This appealing property is located in the very desirable and sought-after Hawkesbury region and is a great part of Marlborough's renowned wine-growing area. Being a short commute to and from Blenheim airport and only 15km from Blenheim CBD, the location is easily accessible. On offer is this 8.6ha property with the potential to build your dream home with the added benefit of a passive investment from viticulture. There is a planted viticulture area of 6.59ha, currently producing quality fruit for a well-respected wine company. The vineyard can be purchased contract-free, or an attractive grape supply contact is available.

For Sale

pggwre.co.nz/BLE36540

 Video Available



GREG LYONS

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greg.lyons@pggwrightson.co.nz



KAIUMA BAY, MARLBOROUGH

7 Toki Place

3 1

Impressive Bach, Impressive Returns!

Located in Kaiuma Bay in the Marlborough Sounds, this 112sqm architecturally designed home can accommodate two families or groups of friends. The three bedrooms easily sleep eight to 10 people, large bathroom with twin facilities, kitchenettes, a lounge, a well-equipped kitchen, and an outdoor private entertaining area there is room for all! Being easily accessible by road from Blenheim or Nelson or another option is to travel the short distance by boat from Havelock to enjoy all Kaiuma Bay has to offer. This property will be sold fully furnished and with future booking secured on 'Book a Bach' - you can reap the rewards!

Enquiries Over \$950,000

GST Inclusive

pggwre.co.nz/BLE36434

[Video Available](#)



GREG LYONS

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greg.lyons@pggwrightson.co.nz



BRIGHTWATER, TASMAN

511 Waimea West Road

Income on Waimea West

How does the saying go, Location, Location, Location.. This property has it all - location, lifestyle, income and water.

Just 6km to Brightwater this lifestyle property offers purchasers a wide range of opportunities and multiple income streams. It provides the current vendors with a great passive income through rental units and leasing the land out. Flat and fertile Waimea silt loams mean anything will grow from fruit to vegetables. An irrigation consent allows 6.94 hectares to be irrigated.

 9  8

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Thursday 24 November 2022

 pggwre.co.nz/NEL36745



DOUG SMITH

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douglasjcsmith@pggwrightson.co.nz



UPPER MOUTERE, TASMAN

90 Blackbird Valley Road

🛏️ 4 🚿 1 🚗 2

Quintessential Nelson Rural Living..

This lifestyle farm possesses a multitude of features that should tick the boxes on many fronts. Set on the quiet and peaceful Blackbird valley in the heart of Upper Moutere, approximately 7kms to Upper Moutere village. The 18ha property is subdivided into 10 paddocks with about half the contour in alluvial flats and the balance rolling to easy hill. A classic 4-bedroom villa has been tastefully modernised yet retains the charm of yesteryear. The home sits in established gardens affording privacy and all-day sun. There is a good range of support sheds with a 2-bay lockable garage by the house, a four bay implement shed, and support sheds.

Enquiries Over \$1.7M

Plus GST (if any)

🔍 pggwre.co.nz/NEL36798



DOUG SMITH

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RUTHERGLEN, WEST COAST

Haydens Road

Development Option or Private Oasis

Located just 15 minutes South of Greymouth in the sought-after Rutherglen area this unique 32-hectare oasis could provide you a large private block to create a possible subdivision, your dream home, or even possible small farmlet.

With two formed entrance ways and access tracks in place the hardest thing will be picking your house site. Stands of native bush create a wonderful private setting and an area of pinus radiata which could be milled or left to create contrast to the landscape.

Take the time to come and see this beautiful block for yourself which has huge potential to grow your own opportunity.

\$550,000

GST Inclusive

pggwre.co.nz/GRE36295

 Video Available



SHARYN OVERTON

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FERNSIDE, CANTERBURY

120 Swannanoa Road

4 3 2

Family Size - Inside and Out!

A sealed and tree-lined driveway extends from a quiet lane, leading the way to this spacious home sited on a generous 6.19 hectare block with an irrigation consent. The kitchen overlooks the large family area where the dining room enjoys garden views and bifold doors lead to a covered patio complete with a pizza oven. A large lounge with wood burner ensures comfort in the winter months. Other sought-after features include an office, laundry, further room next to an internal access garage and a separate studio with bathroom and kitchenette currently serving as a workshop.

Deadline Sale

GST Inclusive
(Unless Sold Prior)
Closes 2.00pm, Thursday 17 November 2022

poggwre.co.nz/RAN36794



NICK RATTANONG

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MARK CLYNE

027 531 2964
mark.clyne@poggwrightson.co.nz



BROOMFIELD, CANTERBURY

828 Ram Paddock Road

 6  6

Claremont Country Estate - North Canterbury

Claremont, one of Canterbury's most notable country homes, requires a new custodian. Within the Waipara wine region close to Christchurch, this Georgian-style homestead was built from locally hand cut limestone blocks in 1866. Extensive recent refurbishment to the highest aesthetic and structural standards now provide all the benefits of modernity, with period detailing ensuring no compromise to its grand legacy. On a 4.9549ha title, the home offers six large bedrooms, five with luxury en suites and three gracious living rooms. Set in extensive grounds and complemented by a modern three-bedroom caretaker's cottage, this ticks all the boxes!

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Friday 25 November

 pggwre.co.nz/CHR36121

 Video Available



JOHN DAVISON

027 436 4464

john.davison@pggwrightson.co.nz



PETER CREAN

027 434 4002

pcrean@pggwrightson.co.nz



EYREWELL, CANTERBURY

2582 South Eyre Road

3 2 2

French Inspired Country Lifestyle!

This 315m² chateau style homestead sits proudly amongst exquisite plantings on four hectares.

Offering a superb country style kitchen, and a formal dining which would equally suit as a TV room for casual living. Separate lounge with wooden flooring and large stone open fireplace. Master bedroom with en suite, walk-in wardrobe, reading room/study and access to private balcony.

Outside has a fully enclosed three-bay farm shed with power. Mature shelter belts, well fenced paddocks with central laneway, water race, pond area and direct access to the Eyre River.

Suits equestrians or hobby farmers.



JO PRIEBEE

021 942 234

jo.priebbe@pggwrightson.co.nz

Price by Negotiation

GST Inclusive

pggwre.co.nz/RAN36431

STRIKING LINES DIGNIFIED OUTLOOK



A premium South Eyrewell, North Canterbury lifestyle property, with a hint of classic French je ne sais quois is for sale.

Jo Priebee of PGG Wrightson Real Estate, Rangiora is selling the four hectare three bedroom property, located 28 kilometres west of Rangiora, 44 kilometres north west of Christchurch and within easy access of the city's international airport. She says its striking lines and dignified outlook offers something a little different.

"With its sedate rural ambience, this majestic chateau-style homestead commands attention.

"Its sweeping driveway with post and rail fencing makes an immediate impression, before you encounter the 315 square metre sun-drenched home, sitting regally among exquisite plantings."

Jo says the house was completed in 2007 on a block subdivided from quality pasture land.

"Downstairs offers a superb country style kitchen with a double butler's sink, island bench with marble bench top, plus walk-in pantry and plenty of space for a farmhouse table for casual dining, while the formal

dining would equally suit as a TV room or dining/living space combined. A separate lounge is complete with wooden flooring and large stone open fireplace. Patio doors provide outdoor flow from all living areas to patios. Laundry, powder room with toilet and vanity plus access into the double garage with internal vacuum system completing the picture downstairs.

"Upstairs the three good-sized bedrooms all have walk-in robes: the master with patio doors leading onto a balcony also has an en suite, plus an annex suitable as a study. Also on the upper level is a roomy family bathroom with a double vanity, shower, bath and toilet. Both upstairs bathrooms have underfloor heating. Most rooms offer rural and/or mountain views.

"Outside has a fully enclosed three-bay farm shed with power as well as shower and toilet facilities with gas hot water. Other outbuildings include a pump house, and a tack shed/chicken coop, both built to resemble the style of the home. Mature shelter belts along three boundaries, well fenced paddocks with central laneway ideal for horses, water race and pond area plus a variety of fruit trees is sure to tick many boxes," she says.



Directly bounding the south bank of the Eyre River, access from the property for walks or horse trekking burnishes its appeal. Its generous proportion makes it particularly well suited to a down-sizing farmer with an eye to retain a few stock, although leasing the paddocks to a neighbour is also an option for a new owner less inclined to go all in on that aspect of the rural lifestyle.



JO PRIEBEE
Lifestyle & Residential Sales Consultant
021 942 234

VIEW ONLINE LISTING AT: pggwre.co.nz/RAN36431





AMBERLEY, CANTERBURY

10 Harrier Place

Big and Definitely Best!

Amberley is a bustling thriving township with a great array of boutique shops, sporting or recreational activities and wineries on offer.

This abundant 2,365sqm plot is an absolute beauty. With boundary fencing included in the price, you can begin creating your dream in the relaxing subdivision that is Tekoa. A farm as your backdrop and surrounded by larger sections, you will enjoy the space and country feeling on offer yet only being a few minutes from Amberley Township.

Title is issued, so you can begin your house and garden design from the get-go. The sensible covenants that are in place ensure you will be part of a quality subdiv...



MARIA RICKERBY

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MILLY HENDERSON

027 696 2228

milly.henderson@pggwrightson.co.nz

Offers Over \$329,000

GST Inclusive

pggwre.co.nz/AMB36839



WEST MELTON, CANTERBURY

Thompsons Road

Lucerne, Location, Land Bank!

Rarely does an opportunity such as this come to the market - a 28.3280 hectare bare land block featuring a fully established lucerne crop that affords the simplicity of a hands-off farming operation with the added security of an immediate income source in a great location!

The land is currently subdivided into six paddocks with a high standard of fencing, established shelter on three boundaries, sheep yards, stock water race, and the added appeal of your own duck pond. Significant fertiliser inputs have been applied over the past two years.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Wednesday 23 November

pggwre.co.nz/DAR36812



MARK TERRY

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mark.terry@pggwrightson.co.nz



KAREN HENNESSY

027 967 0186
karen.hennessy@pggwrightson.co.nz



OXFORD, CANTERBURY

784 Wrights Road

Hard Works Been Done!

The hard works been done here - on offer is a very rare, 13.6040 hectare larger bare land lifestyle block with no covenants, outstanding mountain views, and the added bonus of a fully established lucerne crop providing the opportunity to generate an immediate return!

The land features excellent boundary fences, established shelter on the western boundary, and a stock water race on the southern boundary. Significant fertiliser inputs have been applied over the past year to ensure optimum fertility for the establishment of the lucerne, which is only one year old.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Wednesday 23 November

[pggwre.co.nz/DAR36813](https://www.pggwre.co.nz/DAR36813)



MARK TERRY

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KAREN HENNESSY

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COALGATE, CANTERBURY

125 Bridge Street

Exceptional Value - Endless Potential!

The Coalgate Tavern, a popular country hotel and restaurant strategically located on SH77 is for sale as a freehold going concern. The hotel sits on a 9123sqm section and includes a public bar, large restaurant with its own bar, beer garden, bottle store, gaming area, three bedroom managers accommodation and NZMCA parking. Here's a fantastic opportunity to buy yourself a fabulous lifestyle and enjoy the benefits of being your own boss! Expand your wings into the hospitality sector with certainty now that Covid restrictions have lifted and become a very special part of this growing community!

Enquiries Over \$1.1M

Plus GST (if any)

pggwre.co.nz/DAR36473



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KAREN HENNESSY

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OXFORD, CANTERBURY

298 Burnt Hill Road

Titles Issued - Talk to Your Builder Now!

With titles issued, driveways formed, water tanks in place, and power to the boundary - grab your plans and get moving with building your dream home on one of these quality, four hectare lifestyle blocks. New pastures, a high standard of fencing, and stunning views to the foothills and mountains - what more could you ask for?

Only five lots left out of 13 - Lots 7, 8, 10 and 13 are private and sheltered bare land blocks with outstanding views and are priced at \$499,000. Lot 9 has the bonus of a large four-bay, fully lock up workshop (concrete floor and power) in addition to two three-bay sheds priced at \$630,000.

\$499,000

GST Inclusive

[p ggwre.co.nz/DAR36406](https://pggwre.co.nz/DAR36406)



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KAREN HENNESSY

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SPRINGSTON, CANTERBURY

111 Chamberlains Road

3 1 2

The Good Life!

Situated in a great location on 1.1ha handy to Lincoln and Rolleston, this low maintenance easy-care Colorsteel clad home offers outstanding kitchen/family room and a separate lounge. Ranch sliders give access to the afternoon sun-filled patio. Enjoy relaxing in the spa under the stars after a hard day at the office. Three bedrooms all have amazing views of the Alps or the Port Hills. A separate toilet is adjacent to a good-sized laundry. A useful two-bay utility shed has one lock-up bay. A "truckport" is ideal shelter for your horse truck or motor home. Equine needs are catered for with an arena and three paddocks.

Auction

GST Inclusive
5.00pm, Wednesday 16 November
Lincoln Events Centre

pggwre.co.nz/LCN36801



RON FERGUSON

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JOHN DAVISON

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LEESTON, CANTERBURY

201 Rakaia Selwyn Road

Large Lifestyle Opportunity

What an opportunity to live in the country with privacy and peace on a 43.71ha property. Set back off the road, this property is neatly nestled in a mature garden setting, surrounded with a great yard area containing and a kitchen/dining area flowing out to a north-facing terrace, and a separate lounge opening out to a west-facing verandah. A very desirable property in a wonderfully highly sought-after area. With a sportsman's paradise of rivers, gold courses and mountains at your very doorstep to enjoy.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 12.00pm, Thursday 3 November

pggwre.co.nz/LCN36610



MIN COOKSON

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min.cookson@pggwrightson.co.nz



MICHAEL BICKLEY

027 555 0777

michael.bickley@pggwrightson.co.nz



ELGIN, CANTERBURY

347 Wakanui Road

The Complete Package

Are you looking for an expansive home, sheds that will accommodate all your needs, 8ha of superb soils with the added bonus of irrigation, and only minutes to the CBD? Your search is surely over! The home features a generous open-plan kitchen and living area, formal lounge, three bedrooms, and a games room. A separate office gives the option to work from home. The outbuildings are nothing short of amazing, and the irrigated Wakanui soils are suited to arable cropping or livestock of your choice.

Auction

Plus GST (if any)
4.00pm, Thursday 1 December On site

[pggwre.co.nz/LCN36574](https://www.pggwre.co.nz/LCN36574)

 Video Available



JOHN DAVISON

027 436 4464

john.davison@pggwrightson.co.nz



MID CANTERBURY

TWO DECADES METICULOUS PLANNING & CARE

After 30 years farming in Morven in the Waimate district, John and Marie Hall moved north to Mid Canterbury in 2006. John, a cropping farmer who had mainly grown potatoes, was not ready to give up farming altogether, so their new place had to be big enough to keep him busy. They bought a 16 hectare bare land block at Elgin, south east of Ashburton, as John explains.

"I wanted to keep my hand in a wee bit, and this property was ideal for semi-retirement. I've kept a combine and some tractors, so have been able to grow crops, as well as growing and selling lucerne, baleage and hay," he says.

John and Marie chose Mid Canterbury for its central location.

"We have one daughter in Canada, and one near Wellington, so when we left Morven, being closer to Christchurch Airport was an important part of the plan.

"It's an excellent climate and we have good farming neighbours. We enjoy being close to town: within easy

reach of Christchurch and only four kilometres from Ashburton's main street, so we are able to belong to various clubs, though still definitely live in the country," he says.

Family are well catered for in the house, with plenty of space when the daughters and grandchildren have come to stay.

While livestock are an option on a block of this size, John and Marie's priorities are elsewhere.

"We prefer being able to go away in a camper van and not having to find somebody to come in to look after the sheep," says John.

After they subdivided and sold half the block three years ago, now the time has come for the next change of pace for the couple, who are downsizing another step, moving to a smaller house with a smaller garden in Ashburton, albeit they are building next to a park, so will hold onto the wide outlooks they cherish so much.



John Davison of PGG Wrightson Real Estate, Lincoln is selling the property. He describes it as a haven that reflects the nearly two decades of meticulous planning, care and attention that the Halls have put into it.

“Wherever you look the labour of love lavished on this property is evident: an expansive home, sheds that will accommodate all your needs, eight hectares of superb soils with the added bonus of irrigation, and easy proximity to downtown Ashburton,” he says.

Completed in 2008, the home features a generous open-plan kitchen and living area, formal lounge, three bedrooms, games room and office. Farm amenities include a double garage; two generous sheds including one with a farm office; sheep yards and a chook house.

An auction for the property will be conducted on-site on 1 December.



JOHN DAVISON
Lifestyle & Rural Sales Consultant
027 436 4464

VIEW ONLINE LISTING AT: pggwre.co.nz/LCN36574



METHVEN, MID CANTERBURY

Westward Way

Exclusive Methven Golf Course Sections

'Kakariki View' is an exclusive subdivision of lifestyle sections, located in Methven, Mid Canterbury. 4000m² 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



DAN VAN DER SALM

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TIM GALLAGHER

027 801 2888

tim.gallagher@pggwrightson.co.nz



ASHBURTON, MID CANTERBURY

315 Racecourse Road

Rural Living With All The 'Towny' Benefits!

8.8ha title walking distance to shops but sitting back off the road for privacy. Outstanding array of high stud sheds with two having concrete floors, electric roller doors and LED lighting. A solid four bedroom, two living, two bathroom home with office/sewing room. Modern kitchen, log burner, heat pump and stunning views towards the Southern Alps. Cheap Irrigation water available from the 6m deep bore K37/0750 to take 20l/Sec.

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/ASH34612



TIM GALLAGHER

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DAN VAN DER SALM

021 918 233

dan.vandersalm@pggwrightson.co.nz



ASHBURTON, MID CANTERBURY

Racecourse Road

A Blank Canvas - 8.3 Hectares

A beautiful, well located lifestyle block of land with power to the boundary. This is a brilliant opportunity to start with a blank canvas and build your dream home or land bank for the future. Located on the outskirts of Ashburton Town, only a short drive to the town centre. With stunning views of Mount Hutt, this property has great productive soils and beautiful tree lined shelter along all boundaries giving X factor.

Enquiries Over \$699,000

Plus GST (if any)

pggwre.co.nz/ASH36229



TIM GALLAGHER

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DAN VAN DER SALM

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ASHBURTON, MID CANTERBURY

Trevors Road

Rare Subdivision Opportunity

PGG Wrightson Real Estate are proud to offer for sale 5.5 Hectares of prime bare land zoned residential C situated on the rural outskirts of Ashburton, yet only minutes from the CBD and local amenities.

This property offers enormous potential for the astute developer to obtain a prime piece of real estate to land bank or develop into a desirable residential subdivision subject to council consent.

Ashburton is a large town in the Canterbury Region on the East Coast of the South Island.

Price by Negotiation

GST Inclusive

pggwre.co.nz/ASH36541

[Video Available](#)



STEPHEN WATSON

027 433 9695

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TREVOR HURLEY

027 543 5799

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NAVIGATING THE EVER-CHANGING INSURANCE INDUSTRY

Knowledge 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 for more info.

PGG Wrightson

BrokerWeb
RISK SERVICES
Insurance Partner



PLEASANT POINT, SOUTH CANTERBURY

86 Longview Road

Lovely on Longview - 10 Hectares

Exceptionally presented and maintained home and lifestyle with the option of an award-winning small business. The beautifully appointed and timeless four bedroom home with open plan kitchen, dining and living rooms that take in the truly outstanding landscape and mountain views. Formal sitting room with a covered outdoor entertainment area overlooks the oil producing olive grove. The established and thoughtfully laid-out landscaping only adds to the ambience of the setting and the haven the vendors have created. The land has a gold and silver olive oil producing grove that provides an income as does the balance of the property.

Deadline Private Treaty

Plus GST (if any)
Closes 1.00pm, Thursday 24 November

pggwre.co.nz/TIM36743

 Video Available



SIMON RICHARDS

027 457 0990

simon.richards@pggwrightson.co.nz



TIMARU, SOUTH CANTERBURY

703 Pleasant Point Highway

4 2 2

Vendor's New Plans Require a Sale - 2 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.

Deadline Private Treaty

GST Inclusive
Closes 1.00pm, Wednesday 30 November

pggwre.co.nz/TIM36863

[Video Available](#)



SIMON RICHARDS

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TIMARU, SOUTH CANTERBURY

150 Oakwood Road

Golfers, Gardeners and Horse Lovers - Here's Your Compromise

Hidden at the end of a long private driveway, set well back off the road and built to capture maximum privacy finds this charming family home on 1.7ha. As you enter the home via the formal entrance its obvious what awaits - quality, class and attention to detail. Originally built in the 1940's with extensive renovations in more recent years, this weatherboard home features three spacious bedrooms and two bathrooms. Great buildings including a 3-car garage, 3-bay concrete floor shed, tack shed with power, hay shed and a horse arena! Located on a gravel road only 1.5km from the Gleniti Golf Course and 7.5km from Timaru's CBD.

Deadline Private Treaty

(Unless Sold Prior)
Closes 1.00pm, Thursday 3 November

pggwre.co.nz/TIM36689



CARLY GALBRAITH

027 332 2222

carly.galbraith@pggwrightson.co.nz



CALVIN LEEN

027 453 0950

Calvin.Leen@pggwrightson.co.nz



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.

This desirable, picturesque property is located in Hadlow, only a short drive to central Timaru.

Deadline Private Treaty

Plus GST (if any)

No Prior Offers

Closes 3.00pm, Thursday 1 December

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

[Video Available](#)



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RICKY MCLEOD

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TIMARU, SOUTH CANTERBURY

140 Wai-iti Road

Location, Location, Location

It's not every day you see quality listings appear in such a prime location only metres from New World Supermarket and West End Park. Built in 2015 this three bedroom and three bathroom home or executive townhouse features quality and precision. The open plan kitchen / dining / living area offers multiple options for entertaining with the lounge opening to two sunny and sheltered courtyard sitting areas. Take your pick whether you wish for your master room to be upstairs or downstairs. The design has been well executed and with the convenience of an en suite in two of the three bedrooms means both young and old can reside here!

Deadline Private Treaty

No Prior Offers
Closes 1.00pm, Wednesday 2 November

[pggwre.co.nz/TIM36694](https://www.pggwre.co.nz/TIM36694)



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CARLY GALBRAITH

027 332 2222

carly.galbraith@pggwrightson.co.nz



ST ANDREWS, STH CANTERBURY

 4
  2
  2

61 and 130 Lyall Road

Lifestyle on Lyall - Purchase Options*

Options to suit your preferred land size with this lifestyle property located only 13km from Timaru north of St Andrews. A spacious permanent material four bedroom, two bathroom home with open plan kitchen, dining and separate living on 13ha with two titles, the home block on 5.7ha and the other 7.8ha. The house is situated to take in the extensive mountain and sea views. There are two modern sheds, one located on each title with each block having a unit of Downlands water.

Purchase Options*: Entire property being house and 13.6ha of land in two titles; or House and 5.7ha of land on one title; or Bare land with shed on 7.8ha title.

Deadline Private Treaty

Plus GST (if any)

Closes 1.00pm, Wednesday 7 December

 pggwre.co.nz/TIM36864



SIMON RICHARDS

027 457 0990

simon.richards@pggwrightson.co.nz



WINDSOR, NORTH OTAGO

Finlays Road

Windsor Hills

Exceptional new rural subdivision offering peace, privacy and some of the best views of the Windsor hills. All Lots are equipped with excellent fencing and services at the boundaries. Lot 1 is split into two paddocks with new pasture, Enquiries Over \$299,000. Lot 2 is north facing with new pasture, small stand of 2yr old pines and spring fed pond, Enquiries Over \$309,000. Lot 3 is north facing with spring fed pond, utility sheds with working woolshed, Price By Negotiation.

Enquiries Over \$299,000

Plus GST (if any)

🔍 pggwre.co.nz/OAM36769



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TONY SPIVEY

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KAKANUI, NORTH OTAGO

3/1250 Waianakarua Road

Beachside Sensational - Kakanui

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 249m² home. Features include stunning polished concrete floors the coolest of kitchens with spacious living areas, stacker sliding doors, 4 bedrooms all with stacker doors onto patio living, master with breathtaking ensuite bathroom plus walk-in robe, secluded sun drenched courtyard, double garaging and 3 toilets along with a large scale barn style workshop of 100m² and colour steel workshop of 170m². From location to features, privacy sun and just the most captivating wow factor it is truly stunning.

Deadline Private Treaty

(Unless Sold Prior)
Closes 2.00pm, Tuesday 15 November

🔍 pggwre.co.nz/OAM36818



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SAM SPIVEY

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CROMWELL, OTAGO

7 Mount Pisa Road

4 2 2

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.

Price on Application

Plus GST (if any)

pggwre.co.nz/CRO33960



NEIL BULLING

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JO NIEPER

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SPECTACULAR ENTERTAINER'S HOME



John and Joy Laughton farmed in Waipahi, South Otago for 33 years, then leased their farm when John established a rural contracting business in Tapanui, West Otago.

In 2008 they moved to Alexandra, where both their daughters live. Now they are ready to move again and brought in Mike Direen of PGG Wrightson Real Estate, Alexandra to market their four bedroom 2.02 hectare property.

John says all he wanted when they bought the property was enough space to build a big shed. As Mike explains, that is only one of its many features.

"This is one of the Alexandra basin's finest lifestyle blocks: a spectacular entertainer's home in the perfect location," says Mike.

John has enjoyed the easy access to outdoor recreation.

"When we were thinking about retiring, we always fancied Central. Alex is the right spot, and not too busy.

"Central Otago is central. From here it is easy to tow the boat to either Kakanui or Haast, east or west, not to

mention all around Fiordland and Stewart Island. We have been able to make the most of that, which has been a great pleasure," he says.

Plenty of recreational hunting, particularly for deer and pigs, has also been close to hand to keep John busy.

John and Joy have six grandchildren, aged between five and 13, and have plenty of room for them to sleep over. Quality time by the pool is a big attraction, and the couple also enjoy their vege garden.

"You might as well fill up your garden, and I like to see how many different things I can grow. You can grow most things here, though you should hold off planting anything frost prone until November, and make sure you harvest it by March. So long as you stick to that, there's not much you can't grow in Central," says John.

Mike Direen says the property offers a complete lifestyle package.

"Architecturally designed, the 396 square metre 15 year old home is centred around the kitchen, from which a large dining and two living areas spin off, establishing



flow into a generous atrium and the master bedroom. From there you go outside to the beautifully landscaped and private patio, including the sizeable in-ground swimming pool, two pergolas, one with a spa, the other a bar, and a third pergola complete with automatic roof, for outdoor living and dining.

"Heating is by diesel fired radiators, plus a Woodsman log burner in the main living area, under floor heating in the en-suite, and an HRV system throughout, along with 42 solar panels, which halves the power account.

"As noted, the 18 x 12 metre two roller door Alpine shed is a feature, and would suit a work-from-home business. Well-designed and immaculately maintained, the vegetable garden, plus tunnel house, has the benefit of an automatic irrigation system, while the paddocks are irrigated with k-line, providing ample scope to run a few livestock," says Mike.



MIKE DIREEN

Lifestyle & Residential Sales Consultant
021 942 234

VIEW ONLINE LISTING AT: pggwre.co.nz/ALE35799





ALEXANDRA, CENTRAL OTAGO

169 Airport Road

Superb Lifestyle

2.0242 hectares. If you are looking for a spectacular entertainers home in the perfect location then this is the lifestyle you have been waiting for. A 396m² architecturally designed four bedroom home with the main lounge area, a large atrium and the master bedroom all flowing on to the beautifully landscaped and private patio including a sizeable in-ground swimming pool, a spa, a bar and third pergola (with automatic roof) for the outdoor living/dining area. This is one of the finest lifestyle blocks in the Alexandra basin and a viewing is essential to capture the essence of the property.

4 2 2

Price by Negotiation

GST Inclusive

pggwre.co.nz/ALE35799



MIKE DIREEN

027 434 0087

mdireen@pggwrightson.co.nz



OTUREHUA, CENTRAL OTAGO

3352 Ida Valley - Omakau Road

Tavern on the Trail

Otarehua Railway Tavern – Exciting freehold business opportunity in the historic township of Otarehua, including full bar and kitchen facilities providing inhouse dining as well as coffee and takeaway options. The three-bedroom owners residence is within the hotel. Separate self-contained one bedroom guest accommodation provides a great resting spot for those riding the Otago Central Rail Trail which is located within a few meters of the hotel. Located on the Central Otago touring route, within a couple hours of two international airports. The 2958m2 section potentially allows for further accommodation units.

\$775,000

Plus GST (if any)
Plus SAV

pggwre.co.nz/ALE36387



SALLY TAYLOR

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SHANE TURFUS

021 246 6383

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ALEXANDRA, CENTRAL OTAGO

22 Stones Road, Waikerikeri

3 2 4

Country Living, Stones Throw from Town

Why wait on the build when it's all right here right NOW!
Near new home, on 6.59ha elevated site taking in wonderful scenic views of the surrounding ranges and country 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 with its own access to the sunny garden. The laundry is located in the internal access garage. Five paddocks, established yard area which incorporates sheep yards and a three bay shed.

Enquiries Over \$1,295,000

GST Inclusive

pggwre.co.nz/ALE36346

[Video Available](#)



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SHANE TURFUS

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ALEXANDRA, OTAGO

17 Earnsclough Road, Bridge Hill

Blue River Views

Only one section left offering fantastic location, privacy and outlook. Minimal earthworks are required to create building platform. All services are provided on site and the development is completed to a high standard. This section provides a close connection to the magnificent Clutha River and surrounding environment of trees, mountains and the town of Alexandra. Call now to inspect.

Enquiries Over \$600,000

GST Inclusive

[pggwre.co.nz/ALE35955](https://www.pggwre.co.nz/ALE35955)

 Video Available



MIKE DIREEN

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CENTRAL OTAGO

ESTABLISHED FAMILY BUSINESS

Well known Teviot Valley, Central Otago business Ettrick Gardens, located 83 kilometres north of Milton and 52 kilometres south of Alexandra, is for sale.

John and Heather Preedy, who have both lived in the area all their lives, bought the land and started the business in 1981.

While State Highway Eight passers-by stop in for produce at the on-site retail shop, Ettrick Gardens was a founding vendor at Dunedin's Otago Farmers Market in March 2003, trading there ever since. Since the March 2020 lockdown they have also sold produce online, serving regular customers throughout Otago and as far north as Fairlie.

Exclusively selling direct to the public works well, as John explains.

"We haven't sold through supermarkets since the Otago Farmers Market started. Smaller growers find it increasingly tough. Supplying direct to consumers enables us to control our own destiny, which is how we thrive. While there are seasonal peaks for each, business is split about 50-50 through the Market and in the shop," he says.

Building a social media presence is helping boost the

on-line business, and another important principle is low or no use of sprays.

Varieties of produce grown at Ettrick Gardens is almost unlimited, as Heather explains.

"You name it, we grow it, from asparagus and artichokes to zucchinis.

"We grow fruit and vegetables. We sell these, including fresh and frozen berries, plus local preserves, honey and condiments.

"Trends evolve: 40 years ago few shoppers would recognise a zucchini. We note the questions customers ask and monitor the cooking shows. If a new thing comes along, we try it. When kale became popular, we started growing that, and more recently, after Master Chef featured it, we grow and sell golden beetroot. Our frozen berry sales have rocketed up after recent news stories about imported berries. It only takes a few months to introduce a new vege, though fruit trees take a bit longer," she says.

Both Preedys have deep local roots: Heather's parents were orchardists on a neighbouring property, while Roxburgh-born John's great-grandmother was one of Central Otago's pioneering apricot growers.



Now they are ready to retire, engaging Shane Turfus and Sally Taylor of PGG Wrightson Real Estate, Alexandra to help find new owners for Ettrick Gardens.

Shane says it is a great opportunity to own and run a successful family business.

"Ettrick Gardens is available as two separate properties: the 4.4-hectare home block and the 4.5-hectare support block, which is on three titles. Consisting of a three-bedroom home, a sleep out, an implement shed, cool stores, and the retail premises, the home block produces cherries, berries, pears, apples, plums, greengages, various vegetables, cut flowers, garlic and shallots. A short distance away, the Millers Flat support block, which includes two large hothouses and a four-bay implement shed, grows pears, apples and a wide variety of berries and vegetables. Both properties have irrigation and frost fighting infrastructure."

"With many repeat customers, Ettrick Gardens' reputation speaks for itself," says Sally.



SHANE TURFUS
Rural & Lifestyle Sales Consultant
021 246 6383



SALLY TAYLOR
Rural & Lifestyle Sales Consultant
027 346 7986

VIEW ONLINE LISTING AT: pggwre.co.nz/ALE36659





ETTRICK, OTAGO

5104 Roxburgh - Ettrick Road

3 1

Excellent Income, Excellent Location, Excellent Opportunity

Ettrick Gardens, a very successful Central Otago market garden and orchard business is seeking its new owners. A wise investment in land and an essential food-producing business. This long-established business grows a superb array of fruits, berries and vegetables with minimal to no use of sprays.

OPTION 1: Total Property includes home block, retail business and Millers Flat support block - 8.9623ha on 4 titles. Price Guide: Offers around \$1.750M plus GST (if any) plus stock and plant at valuation.

OPTION 2: Home Block and retail business - 4.4204ha. Price Guide: Offers around \$1.2M plus GST (if any) plus stock and plant at valuation.

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/ALE36657



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SHANE TURFUS

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MIDDLEMARCH, OTAGO

410 Ngapuna Road

Productive Small Farm

21.2839 Hectares Freehold

Productive small farm opportunity just 7km from Middlemarch on Ngapuna Road opposite the Ngapuna Rail Trail siding.

Well subdivided into 12 paddocks by permanent fencing, running 25 - 30 bulls and 50 in lamb ewes.

Tidy three bedroom weatherboard home, open plan kitchen / dining and living space, sun room, bathroom, laundry and single garage.

Great opportunity to enter farming or larger lifestyle - the choice is yours!

 3  1

Price by Negotiation

Plus GST (if any)

 pggwre.co.nz/DUN35125



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ROGER NICOLSON

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PAUL THOMSON

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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 three 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.

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/DUN36043



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MOSGIEL, OTAGO

453 East Taieri-Allanton Road, East Taieri

🛏️ 4 🚿 2 🚗 2

Entertainers Delight Waiting for You

A superb semi-rural lifestyle just a stones throw from Mosgiel, this is the perfect transition property from country to town. You will love your roles as residents of this relaxed inviting home, light and airy inside keeping you in touch with your environment with loads of access to the beautiful outdoor area.

Family sized living includes a formal lounge, open plan dining and living area with amazing views over the Taieri along with the kitchen that over looks the rose gardens. Four double bedrooms all with wardrobing makes this the ideal family home. With plenty of scope to add your own updates throughout. 4,535sqm land area.

Enquiries Over \$1.05M

GST Inclusive

🔍 pggwre.co.nz/DUN36464



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CRAIG BATES

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SADDLE HILL, OTAGO

245 Saddle Hill Road

 4  3  2

Dream Log Home Right Here on the Taieri

Instead of dreaming about living in the Rockies or BC come and view this iconic log home on the Taieri. Fantastic views from this elevated site while only being 14.5km to Dunedin and 6.6km to Mosgiel.

This home is large enough to accommodate your family and guests. Stepping through the entrance foyer you enter the open plan kitchen dining living area, where a stone feature encompasses the log fire. Off this area is the separate lounge. Up the hallway leads to four generous double bedrooms, main with walk-in-wardrobe and en-suite. Two further family bathrooms and a fifth bedroom/office plus a separate laundry.

Enquiries Over \$1.575M

GST Inclusive

pggwre.co.nz/DUN36401



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BALCLUTHA, OTAGO

1694 Clutha Valley Road, Pukeawa

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'Tara Hill' Lifestyle Property

2,7311 hectares (6.76 acres)

This property has everything you would expect in a rural private, tranquil setting with almost flat land serviced by rural water scheme.

The homestead is spacious with four bedrooms, large open plan kitchen dining living, lounge area and office. All very well maintained. Three bay implement shed, one bay lock up with concrete floor and power.

A most desirable property in a great location being minutes from Clydevale and Balclutha.

Enquiries Over \$695,000

GST Inclusive

 pggwre.co.nz/BAL36638



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STEWART RUTTER

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BALCLUTHA, SOUTH OTAGO

1 Fisher Road, Kakapuaka

3 1 2

Private Park-Like Setting

1.46ha (3.6 acres). This quality lifestyle property is best explained as a hidden treasure, a beautifully presented fully insulated home is surrounded by a well established park like setting and WOW, what a location. A wide sweeping verandah has great indoor/outdoor flow via two ranch sliders into this immaculate and tastefully renovated three bedroom home plus a good size office. Spacious open plan living is heated by a log burner and double glazed conservatory. There is a large carport and double car garage including a sleepout. The land is subdivided into five paddocks. An outstanding property situated only 3km from Balclutha

\$895,000

GST Inclusive

pggwre.co.nz/BAL36671



JASON RUTTER

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STEWART RUTTER

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TE ANAU, SOUTHLAND

31 Patience Bay Drive

Patience Bay Haven

Elegance, style, and privacy emanate from this exceptional schist-clad home which is set on 1.2 hectares in the desirable Patience Bay area of Te Anau.

Expansive views over the lawn to the lake and mountains beyond. Great outdoor access, large office, and a second living area. Spacious bedrooms, master has an ensuite, walk-in wardrobe and sun lounging area.

Early viewing is recommended. You could be parking your boat in the boat shed this Christmas!

 3  2  2

\$2.1M

GST Inclusive

 pggwre.co.nz/TAN36611

 Video Available



SANDRA MACNAMARA

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TE ANAU

VIEW ONLINE LISTING AT: pggwre.co.nz/TAN36611

LAKE TE ANAU EXCEPTIONAL COMMUNITY

Originally from Northern Ireland, Brian McCandless served in the Royal Air Force for 37 years, retiring as an Air Vice-Marshal. During this time he and wife Yvonne lived in numerous countries around the world.

After Brian retired from the RAF he spent a few years in the software industry. In 2001 the couple's son was in a round the world yacht race, which laid over in Wellington, giving Brian and Yvonne the perfect reason to visit.

"We fell in love with the place. New Zealand had everything we wanted for our retirement: tramping, sailing, fresh air and nice people."

They quickly decided to settle. Heading south for somewhere to buy, Brian and Yvonne ended up in Te Anau.

"Having previously lived and worked in three different continents, rather than relocating to a large, densely populated area, we had our sights set on a small community. Fiordland definitely meets the criteria. Views across Lake Te Anau to the Murchison mountains are unbeatable, and the cost of land at the time gave us much better value than comparable places we looked at," says Brian.

Since then, Brian and Yvonne's time in Fiordland has exceeded those initial expectations, starting with their house.

"Given the builder and I designed it over the internet during an 18 month period, we have been delighted with the quality of the house: it has been superb," says Brian.



Attracted by the views, and an enduring love of sailing, which the lake gave them unlimited opportunities to pursue, Brian and Yvonne were soon welcomed into the community.

"We joined several local clubs and organisations, including bridge, bowling and Rotary, so made plenty of local connections. We've never lived anywhere with such a sense of community. Te Anau people are fantastic: so many great people."

Now the time has come to sell. Brian and Yvonne have engaged Sandra Macnamara of PGG Wrightson Real Estate, Te Anau who describes the 1.2 hectare Patience Bay property as the perfect lake-side haven.

"Elegance and style radiate from this exceptional home.

"An open plan lounge, with its feature wooden vaulted ceiling, looking out to the outdoor living area, then across the expansive lawn to the lake and mountains, sum up its special appeal. Outdoor access from the dining, kitchen

and master bedroom, alongside a generous office, flowing through to a second living area, make for comfortable, friendly expansive spaces, while the three large bedrooms, with the master hosting a substantial ensuite, walk-in wardrobe and sunroom, exhibit the quality of this widely appreciated home.

"On established landscaped grounds, the property includes a purpose-built generous sized boat shed, providing a new owner with a tantalising invitation to make the absolute most of Lake Te Anau," she says.



SANDRA MACNAMARA
Lifestyle & Residential Sales Consultant
027 208 1001

VIEW ONLINE LISTING AT: pggwre.co.nz/TAN36611



ACTON, SOUTHLAND

700 Ellis Road

Escape to the Country

11.9 hectares (Subject to Survey). If you are looking to escape to the country we have the destination offering space, income and awesome views of surrounding mountains, all in the central location of the Five Rivers district.

Build your retirement, holiday home or simply land bank for the future.

\$675,970

GST Inclusive

pggwre.co.nz/INV34624



ANDREW PATTERSON

027 434 7636

apatterson@pggwrightson.co.nz



LOCHIEL, SOUTHLAND

60 Forest Hill Cemetery Road

Awesome Views, Location and Large Shed

7.8048 hectares. Great location between Winton and Invercargill with awesome views from the elevated building platform to the North, West and South. Larger land areas such as this are seldom available so make the most of our vendors foresight with established shelter belts and sizeable Goldpine Barn (18x12) with both power and water installed already.

\$650,000

Plus GST (if any)

pggwre.co.nz/INV36007



KIRSTY ANDERSON

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ANDREW PATTERSON

027 434 7636

apatterson@pggwrightson.co.nz



TUTURAU, SOUTHLAND

16 Collie Road

Rural Living in Great Location

This 1.65 hectares (subject to survey) property features a four-bedroom weatherboard home set on an elevated site with great rural views, single garage, four bay shed with two bays being lockable with concrete floor, two stables and tack room, all in a 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



ROBIN GREER

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DEREK AYSON

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EDENDALE, SOUTHLAND

11 + 11B Manse Street

 2
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Central Edendale Lifestyle

1.85 hectares. Two bedroom home built 2015, fully double glazed, north facing with a great outdoor BBQ and entertainment area, double garage, raised gardens, good selection of fruit trees. Conveniently in two titles offering opportunities for future development.

This property provides the advantages of rural living with town amenities, all within walking distance to shops, sports clubs, primary school and commuting distance to Invercargill 36km and Gore 28km.

Edendale and surrounding districts offer excellent lifestyle and employment opportunities

Deadline Private Treaty

GST Inclusive

Closes 12.00pm, Thursday 17 November

PGG Wrightson Real Estate, 232 Dee Street, Invercargill

pggwre.co.nz/INV36725



ROBIN GREER

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Indicative Boundary Only



TOKANUI, SOUTHLAND

2719 + 2725 Tokanui Gorge Road Highway

3 1 3

Rural Living

6458m² North facing three bedroom brick home with three car garaging, small woolshed and sheep yards all situated on two titles.

Nestled in the small rural town of Tokanui sits this great opportunity with fantastic rural views, extra space to run a few sheep, handy to good fishing and hunting spots, primary school just up the road and school bus available to Menzies College, only 55km to Invercargill.

Deadline Private Treaty

GST Inclusive
Closes 12.00pm, Monday 7 November
PGG Wrightson Real Estate, 232 Dee Street,
Invercargill

pggwre.co.nz/INV34916



ROBIN GREER

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“If you’ve got a dream to live in a lifestyle property, just do it”

– SCOTT BORLAND

Watch Scott, PGG Wrightson Real Estate sales consultant, talk about the ‘great kiwi lifestyle property dream’.

Scott knows all about the rewards and challenges that is at the heart of what appeals to so many kiwi’s.

And being a lifestyler himself, that helps makes Scott, and the rest of our lifestyle property consultants right around the country, your trusted advisor when it comes to choosing your very own lifestyle dream.

Find out more at
pggwre.co.nz

**SCAN TO
WATCH VIDEO**





New Zealand We Live Here Too.

A national team of expert locals.

PGG Wrightson Real Estate

PGGWRE.CO.NZ

For outstanding results and expert knowledge, talk to New Zealand's leading rural, lifestyle and rural-residential property specialists today.

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SCAN TO VIEW
DIGITAL VERSION



FRONT COVER IMAGE

'Striking lines, dignified outlook'
(see page 64 for details on this property)