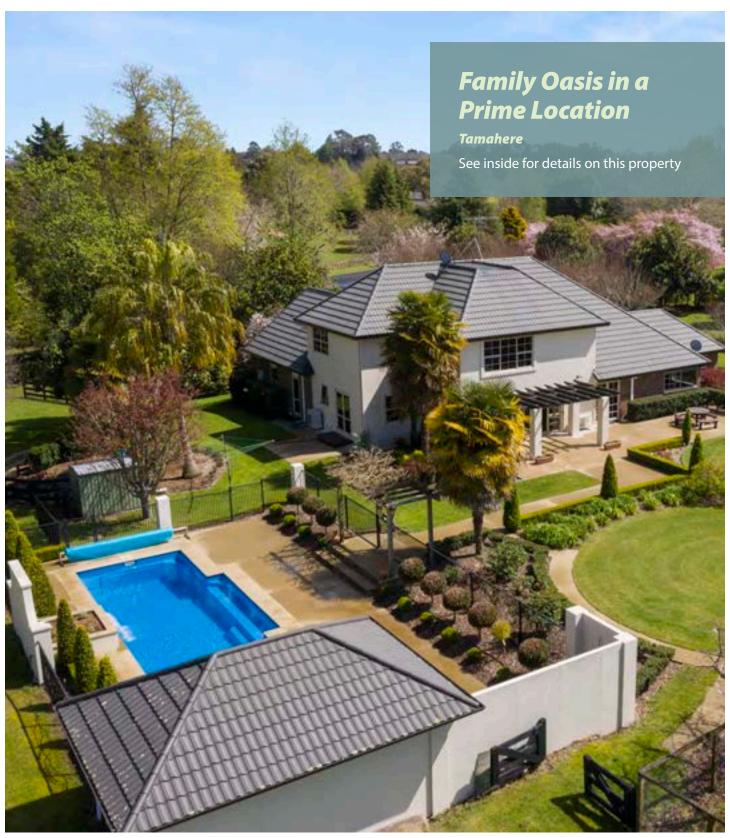






# Lifestyle Collection



# Welcome

# Finding a tranquil haven in a turbulent world.

We have rarely seen such a strong drive among New Zealanders to purchase lifestyle property.

This has been a strange and unsettling year in many respects. One consequence is that since we came out of lockdown demand for lifestyle property in most regions has been heavy, while in some regions trends were rising even before that.

Purchasers are reacting to Covid, re-assessing, and activating long held dreams. For increasing numbers of people, those dreams focus on the rural idyll and are realised in lifestyle property. In the face of uncertainty, they are seeking comfort, a rural aspect and a bolthole. Demand is strong, aided by low interest rates.

Many of those who are interested in buying are willing to re-locate, sometimes motivated by a change in career circumstances, sometimes due to returning from overseas, sometimes realising that it is now possible and desirable to work remotely. For many, the economics of living in a dream rural spot compare favourably to an urban locality, and money realised from selling a home in the city might secure a priceless view, the freedom of a paddock or two, plenty of garaging to indulge in hobbies, and membership of a supportive community of caring and likeminded people who share the lifestyle dream.

With the way the world is going, these trends and motivations are unlikely to change their trajectory. New Zealand's

cherished with ever more intensity, and valued accordingly.

PGG Wrightson Real Estate's nationwide network means that wherever you are located there is a specialist lifestyle property salesperson near you. We are a national team of local experts.

As you can see in this edition of Lifestyle Collection, we have plenty of excellent listings awaiting your inspection throughout the most desirable lifestyle localities, along with others that will attract attention as hidden gems.

Beyond that, as New Zealand's leading rural services provider, our wider company incorporates most aspects of rural life and business. We provide the logical fit for any newcomer to become established in a lifestyle in their chosen rural community, and are standing by to help you achieve your aspirations.

Our salespeople look forward to hearing

**Peter Newbold** General Manager

lifestyle communities, along with the peace and tranquillity they offer, are likely to be PGG Wrightson Real Estate Limited of information supplied by the vendor either directly or via PGG Wrightson Real Estate Limited, whether contained in an information memorandum or otherwise. PGG Wrightson Real Estate Limited has not verified such information and PGG Wrightson Real Estate Limited is not liable to any party, including the purchaser, for the accuracy or completeness of such information. Potential purchasers and investors should also note that the vendor is responsible for obtaining legal advice on any Securities Law aspects associated with the proposed transaction and that PGG Wrightson Real Estate Limited is not a promoter for Securities Law purposes but is solely acting in its professional







Cover: Family Oasis in a Prime Location | HAM32953 9 Blue Heron Place, Tamahere (See page 26 for details on this property)

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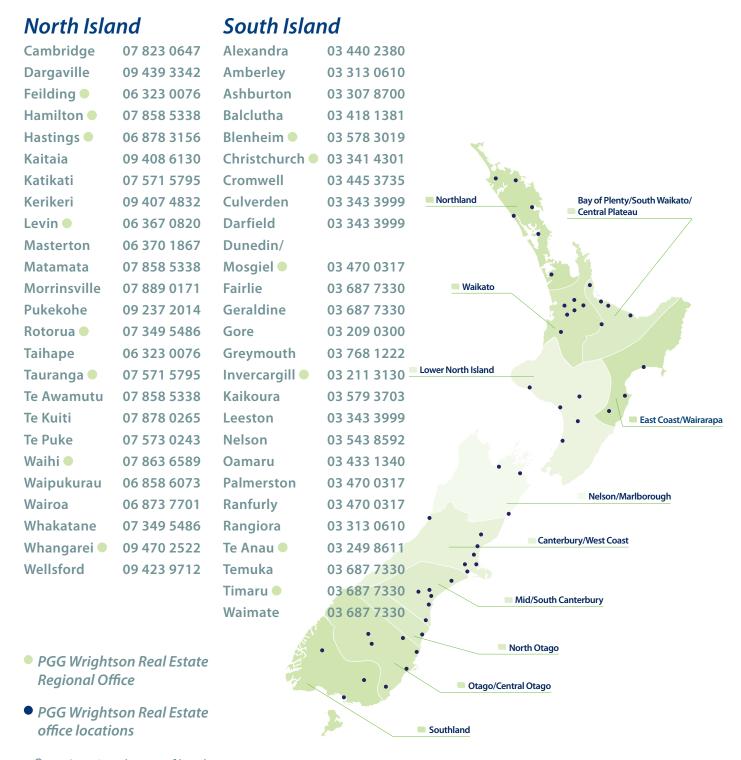
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# Our offices

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



# Our company

PGG Wrightson Real Estate Limited is one of New Zealand's largest single full-service real estate companies and is well-placed to offer exceptional specialist service throughout the nation. With 32 offices and 19 sub offices covering every region of New Zealand, our 14 managers and over 170 sales specialists span the country ready to work together with you to exceed your best outcome.

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

# An outstanding brand

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

# A network that really works

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

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

# Specialist knowledge and worldclass service

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

# People focused

Our clients and our staff mean everything to us. This is our company's hallmark and we are proud of it. Our clients are the core, the heart of our business, and the very reason for our success. Our staff are among the best and most accomplished in the real estate industry. Together, they have made us who we are today and we recognise their importance in every aspect of our business.

#### Unbeatable track record

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

A national team of expert locals.



# Significant sales

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

Date Range: 1 July to 31 October 2020.



#### **Balcairn, Amberley** 4.1 hectares Maria Rickerby

A modern six bedroom property with a classic rural homestead ambience: created with entertaining as a priority, Hawkswood House features a French style kitchen with butler's pantry, plus spacious open-plan dining and living, while a large separate lounge opens to the patio overlooking expansive lawns and



#### Blind River 20.25 hectares Grea Lyons & Joe Blakiston

Overlooking Clifford Bay on an elevated site within walking distance of the beach, this dwelling was designed to capture some world-beating and constantly changing views, taking in all points of the compass: towards Wellington, north to Port Underwood, south to the cape or out of the kitchen window towards the mountains.



#### **Amberley** 8.1 hectares Maria Rickerby

A well-appointed four-bedroom home with a triple-car garage, enjoying excellent outdoor flow plus exceptional views of the ocean, rural scenes, a garden with a variety of plantings and a tunnel house, seven well-fenced paddocks all with stock water, plus cattle yards and a four-bay barn.



#### Cromwell 2548 m<sup>2</sup> Neil Bulling & Jo Nieper

With five bedrooms, three bathrooms and two living areas this home was designed to capture the Central Otago landscape, including water, mountains and the respective light shows provided by the changing seasons; a designer kitchen and open plan living with doors to a large outdoor area make entertaining a natural option.



**North Taieri** 2 hectares *Roger Nicolson* 

A 1983 three bedroom split level brick home set among established gardens and lawns on the sunny side of the popular Tirohanga Road, with an open plan kitchen/living area opening out to a conservatory, and including a downstairs rumpus room with potential for a variety of uses.



**Raglan** 19.55 hectares *Richard Thomson* 

Located on the waterfront and facing north, with multiple potential building sites, privacy and amazing water views, this property has direct harbour access, providing the opportunity to launch a small vessel and access to catch flounder and whitebait from the inlet sitting right in front.



**Invercargill** 2.07 hectares

Kirsty Anderson & Andrew Patterson

Close to town, this elevated three bedroom open plan home presents views in all directions and well sheltered land with water supply to all paddocks via a bore; it is well fenced with two road accesses, a two bay concrete floor lockable shed and a portable set of Prattley yards.



**Clevedon** 27.49 hectares *Mark Needham* 

A generous parcel of land in close proximity to the town centre, the flat contour at the front of the property leads to an elevated back portion that presents an ideal house site with views of Auckland harbour; bore supplied stock water is reticulated to troughs in most paddocks.



**Tamahere** 9738 m<sup>2</sup> Russell & Angela Thomas

Built in the 1930s originally in Takapuna, this five bedroom art deco villa was relocated and updated without compromising its character and features: positioned for all-day sun and embellished with an array of modern comforts, a 'grand old lady' is embarking on a new chapter.



**East Taratahi** 23.37 hectares

An outstanding modern five bedroom family home with magnificent rural views to the ranges, plus great outdoor flow to a new swimming pool and large lawns; benefiting from an array of recreational activities, including duck shooting, fishing, jetboating, horse riding, biking and camping on the river side all on the doorstep.









# KAINGAROA, NORTHLAND 480B Duncan Road

# **Enchanting Lifestyle Living Where the Charm Will Captivate**

Tucked away in a highly sought after area this 24.8 hectare property offers a high end level of charm prepared to captivate you. Immaculately presented three bedroom three bathroom home equipped with a self sufficient aspect guaranteed to impress. Separate one bedroom self contained modern sleepout located at the rear of the main home, additional seven bunk unit with facilities also located on the property. Ample shedding and water sources throughout. Large fully fenced orchard offering a delicious fresh harvest year round. Central with 20km to Kaitaia township plus Northlands finest in east coast beaches. Words can't describe it - you have to see it to believe it.

#### Paul Yates

M 027 577 9962

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

# 3 = 3

# **Price by Negotiation**

Plus GST (if any)

www.pggwre.co.nz/KAI32172

# Climate, pace and value set FAR NORTH LIFESTYLE apart

As far as Paul Yates is concerned, you will never better the Far North.

Born, bred and educated in Kaitaia and marketing property in and around the district for PGG Wrightson Real Estate, for Paul it's all about location, and his ticks all the most important boxes, and then some.

"Whether you go for the warmer weather, some of the finest beaches in the country, fishing, diving, or being part of a community with a lovely bunch of people, the Far North is the place. Life slows down a bit here, giving you the chance to enjoy the cruisy Northland way.

"While we don't have a harbour bridge to break down on, we do have some of the best value lifestyle properties anywhere in the country. As a starting point, you could buy a two bedroom cottage on a few hectares for \$350,000, with plenty of other



options going on from there into the higher price ranges.

"Buyers from Waikato and Auckland are looking to the Far North to take advantage of such great value, and some South Island farmers thinking about retirement are also scoping the special opportunities that the district presents," he says.

In such a kind climate, Paul reckons anyone prepared to think out of the box can make a good income off a few hectares.

"You don't need to be a millionaire, self-sufficient living is possible. Over the past few years avocados have taken off. Several niche crops are also appearing and expanding, including bananas, melons, marrows and courgettes. Our Northland climate beats anything down the line, so our produce is early on the market, which gives our growers a pricing premium.

"In addition, the popularity of our region's farmers' markets provides an uncomplicated outlet, which is particularly good if you are based on a lifestyle property. Those who take their wares to the markets easily sell produce locally, avoiding spending time and effort creating economies of scale and securing export contracts.

"We have our own coffee plantation in the district, owned by a guy who is doing everything: growing, processing, roasting, the lot. Meanwhile, others are doing well from selling their own home grown and homemade produce at the local markets," he says.

As communication becomes swifter and more sophisticated, a broad range of new occupations is cropping up locally, with people working from home.

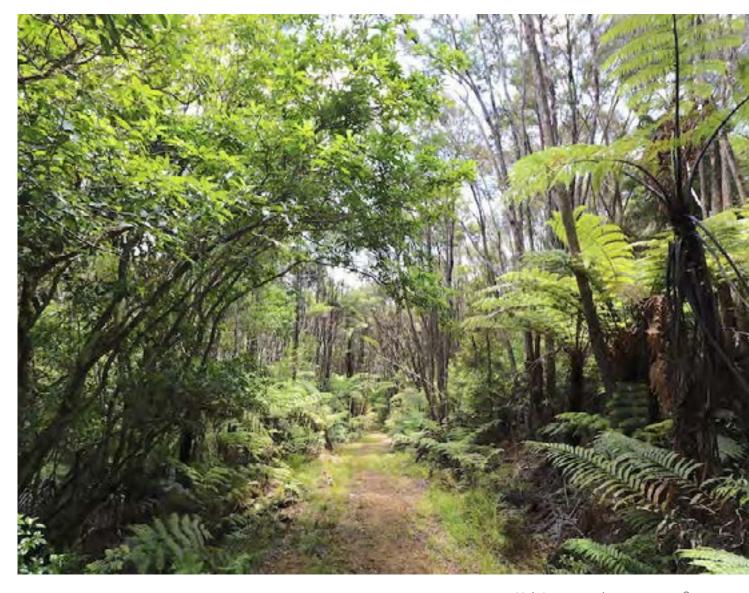
"Definitely the internet is widening the options. We have the likes of freelance journalists, marketing executives and entrepreneurial self-made business startups going on with people in the Far North working from home and therefore properly able to enjoy their lifestyle properties," says Paul.

Recent Far North lifestyle sales include a

105 hectare Peria block with several potential house sites, decorated with pristine native bush, Kauri stands and pockets of easily accessible cleared land, which sold for under \$400,000; a 35 hectare Kaingaroa property with panoramic views to the coast, centrally located between Kaitaia township and some of Northland's best beaches, which also sold for under \$400,000; and a five bedroom villa with a second two bedroom cottage plus inground pool on 2.5 hectares just out of Kaitaia, which sold for under \$700.000.



Paul Yates Rural & Lifestyle Sales Consultant M 027 577 9962





# KAITAIA, NORTHLAND 265 State Highway 1

## Lifestyle Like No Other or Bustling Business Opportunity

Set on 3.69ha in a prime position located on the outskirts of Kaitaia township this unique property effortlessly offers either a lifestyle like no other or a bustling business opportunity. Three bedroom home plus a variety of alternative dwellings on the property including 100m² open plan sleepout in addition to 168m<sup>2</sup> dwelling consisting of two generous open plan areas complete with bathroom and kitchenette facilities. Remainder of land is divided into seven well fenced, central race and good drainage. Large lean-to with container storage. Central to both coasts, amazing opportunity offering both pleasure and potential. Prime location, premium lifestyle or business, the choice is yours.

M 027 577 9962

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



# **Price by Negotiation**

**GST** Inclusive

www.pggwre.co.nz/KAl32141



# KAITAIA, NORTHLAND 7155 State Highway 1

## **Embrace the Character and Let Your Creative Juices Flow**

Set on 2.4 hectares this lifestyle property offers a unique opportunity to embrace the original character within and simply let your own creative juices flow. Effortlessly catering for all the family with five bedrooms flowing through both levels serviced by two separate bathroom areas. Spacious open plan living with central kitchen. Additional with separate one bedroom container studio on skids. An impressive entry to lifestyle living with creative calf rearing facilities. Well sheltered paddocks plus boundary stream offering a fantastic water source. 7km to Kaitaia township and central to both coasts, enjoy a relaxed lifestyle. An opportunity not to be missed - call Paul to view today.

M 027 577 9962

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





# **Price by Negotiation**

**GST** Inclusive

www.pggwre.co.nz/KAI32194







# KAITAIA, NORTHLAND 28 Fairburn Road

## **Classic Lifestyle Living Opportunity Guaranteed to Impress**

Set on 3.2 hectares this immaculately presented property offers a classic approach to solid lifestyle living, guaranteed to impress with all the boxes ticked. Generous, well appointed four bedroom two bathroom split level home provides a comfortable retreat with stunning rural views. Private courtyard for enjoying summer barbeques with family. Internal access to double garaging plus additional single garage and half round barn. Land is divided into four well sheltered and drained paddocks. Fabulous water source throughout with clean and clear deep water bore. 7km from Kaitaia township and only 21km to the stunning west coast. All that's required is you - call Paul to view today.

M 027 577 9962

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





# **Price by Negotiation**

Plus GST (if any)

www.pggwre.co.nz/KAI32518



# **CLEVEDON, AUCKLAND** 87 West Road

## **Invest in Land**

An attractive property with nearly all of the 42.79 hectares being flat in contour and based on mostly well sought-after peat soil. Presently leased as dairy support, 'Willow Bank Farm' has a history of dairying and kiwifruit. The property also lends itself to cropping, beef fattening, agistment pursuits or to be enjoyed as a large lifestyle unit. There is a good elevated house site.

The farm is serviced by a reliable reticulated water supply via a 40-metre bore. Improvements include a haybarn and a central race system connecting most of the 20 plus paddocks. Blocks of this size so close to the Clevedon Village Centre and Auckland's CBD, will in the future become harder to find.

# **Jim Scorrar**

M 027 481 1811

**E** jscorrar@pggwrightson.co.nz

# \$4.25M

Plus GST (if any)

www.pggwre.co.nz/PUK31437



A prime equine property in a desirable South Auckland locality is for sale.

Three kilometres west of Clevedon and 19 kilometres east of Papatoetoe, the 26 hectare Brookby property is offered to the market by Jim Scorrar and Mark Needham of PGG Wrightson Real Estate, Pukekohe. Mark says the property will attract strong interest from throughout and beyond New Zealand. "Turn-key equine operations of this outstanding quality do not often become available. This, in one of Auckland's premium

suburbs, will draw significant notice for its international scale and quality. With two training tracks and a fully enclosed arena, plus exceptional additional facilities and chattels, this is an opportunity of the highest quality. Horse lovers will react accordingly, recognising a rare and remarkable property that provides multiple options on an equine theme."

Equine facilities comprise three horse pens of





post and rail construction and loading ramps, multiple stables and implement sheds, wash areas, a vet room, tack room, five car garaging and an extensive chattels list, which includes walkers and a horse pool, sufficient to meet all regular requirements for a thoroughbred training business.

Three dwellings are situated on the property: a four bedroom two storey 307 square metre executive home with three ensuite bathrooms built in 2002; a separate 161 square metre second homestead dating from the 1960s; and a homely two-bedroom cottage connected to the heart of the equine operation. Prestigious Papatoetoe Pony Club neighbours the property, while the Whitford community is in close proximity. Extensive garages indicate previous ownership by a serious car collector.

Part of the property is a protected conservation area growing native trees and providing habitat for fauna.



Jim Scorrar Rural & Lifestyle Sales Consultant M 027 481 1811



Mark Needham Rural & Lifestyle Sales Consultant M 027 704 6833



# BROOKBY, AUCKLAND 391 Twilight Road

## **Specialist Equine and Lifestyle Opportunity**

It is rare that the opportunity becomes available to market for sale an equine facility of this standard, positioned within one of Auckland's premium suburbs and which is effectively offering a turn-key operation. Two training tracks and a fully enclosed arena, multiple stables and implement sheds, vet room, tack room, five car garaging and a chattels list too extensive to highlight but available on request. The main dwelling is of an executive standard and there is a separate second homestead and a homely two-bedroom cottage which is connected to the heart of the operation. With Papatoetoe Pony Club as a neighbour and the Whitford community only minutes away. Viewing by appointment only.

M 027 481 1811

E jscorrar@pggwrightson.co.nz

**Mark Needham** 

M 027 704 6833

E mneedham@pggwrightson.co.nz







# **Deadline Private Treaty**

Plus GST (if any) (Unless Sold Prior) Closes 3.00pm, Thursday 12 November

www.pggwre.co.nz/PUK32249



# HUNUA, AUCKLAND 102H Moumoukai Road

## **Hunua is Calling**

This lifestyle block offers you a walk-in turn key lifestyle with everything in place and operational. Set on 5.34 hectares of land is this 218m², modern four-bedroom home. Built in 2008 it has northerly views an outdoor living area from which you look over your property and the picture sque bush setting. It has it all, new shed for that horse truck, six paddocks, water system for the stock and that pony. Own cattle yards. Country living on the outskirts of the city of Auckland. If this is the lifestyle you and your family are looking for, 102H Moumoukai Road, Hunua will tick the boxes. Vendor is motivated and wants it sold.

# **Mark Needham**

M 027 704 6833

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



# \$1.399M

**GST** Inclusive

www.pggwre.co.nz/PUK32804



# AKA AKA, AUCKLAND 4 Kitson Road

# Income and a Comfortable Life

This lifestyle property which not only gives you the freedom of the country but is set up with its own income stream and all the additional requirements to make life very comfortable. Located close to the townships of Waiuku and Pukekohe, 5.944 hectares in size with a 238m² four-bedroom home. It has a boarding kennel facility for both cats and dogs in operation along with paddocks setup for rearing calves or just grazing. Fully consented for both boarding and breeding. It presents itself well with its mature well-groomed gardens, multiple shedding and a large man cave.

**Mark Needham** 

E mneedham@pggwrightson.co.nz





# **Tender**

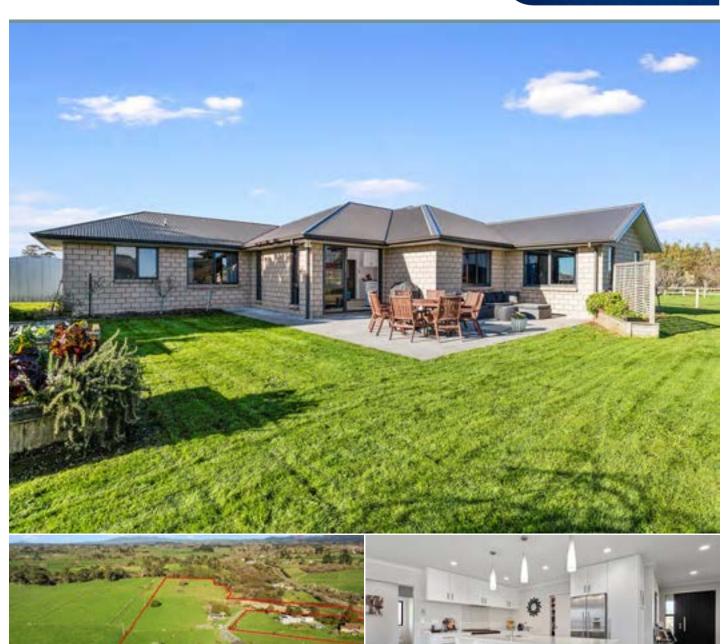
Plus GST (if any) (Unless Sold By Private Treaty) Closes 3.00pm, Wednesday 28 October 219 Manukau Road, Pukekohe

www.pggwre.co.nz/PUK32646

M 027 704 6833

**Richard Wright** M 027 454 6000

**E** richardwright@pggwrightson.co.nz



# NGARUAWAHIA, WAIKATO 335C Ngaruawahia Road

# **Love the Lifestyle**

This is the perfect property if location, quality land and an immaculate modern home are important to you. Set on 5.3ha, in a quiet private rural setting you will find this as new four bedroom, two living area, 224m² home. The designer kitchen with quality appliances including large Smeg oven, plumbed fridge and scullery, will please any at home chef. Of the 5.3ha of land about 4ha is fenced in nearly flat paddocks. The sandy loam soil is perfect for running a few beefies or horses. About 1ha of wetland has been retired and planted with natives. A good set a cattle yards, water in each paddock and the three bay shed with power make this an ideal set up, easy to run hobby farmlet.

# **Richard Thomson**

M 027 294 8625

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

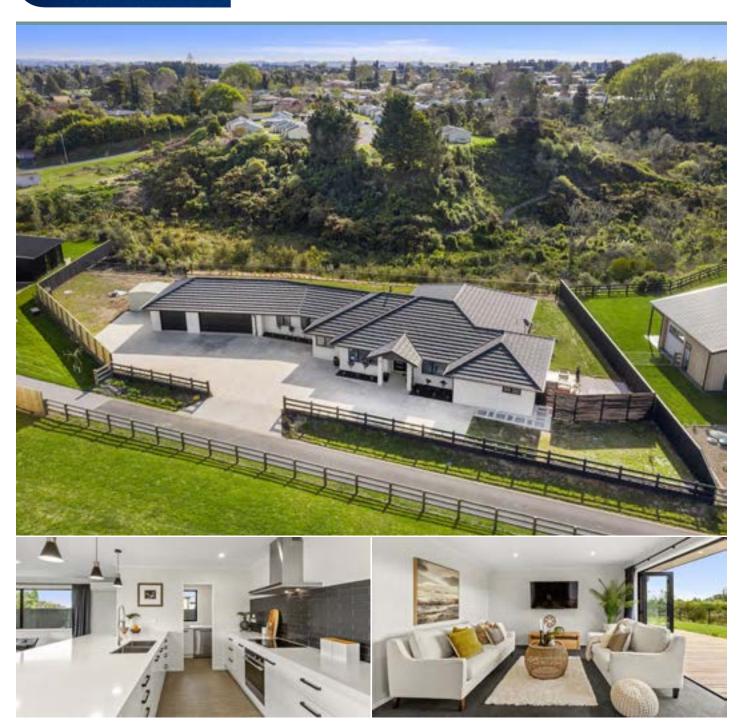
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# \$1.35M

**GST** Inclusive



# **NEWSTEAD, WAIKATO** 8C East Ridge Grove

# Lifestyle Vibes Close to Town

Just the ticket for a family craving more space without sacrificing city links, this  $4594\text{m}^2$  approximate lifestyle escape is moments from Hillcrest and Silverdale. Built in 2019, the Golden Home has a contemporary mindset and all the mod cons for relaxed family living. Two of the five bedrooms have ensuites; there's separate living choices, a stylish stone kitchen and scullery, plus three-car garaging. A peaceful country ambience, enhanced by a gully aspect and cul-de-sac environment, reigns supreme. Children have loads of open air space and easy access to Newstead Primary and Hillcrest schools.

# **Russell Thomas**

M 020 4004 0360

**E** russell.thomas@pggwrightson.co.nz



# **Price on Application**

**GST** Inclusive



# TAMAHERE, WAIKATO 429B Matangi Road

# **Country Elegance in a Privileged Location**

Nothing says 'lifestyle' like this exceptional rural retreat. First past the post for dream home elements, a large-scale footprint and prized location, the property is peaceful perfection. The architect-designed 454m² country haven makes a self-assured statement on a private, mature 1.75ha approximate block with impressive infrastructure and equestrian facilities. Its contemporary attitude and sheer volume are revealed through large open and formal living spaces, versatile well-configured bedroom wings, office and hobby room. The city fringe property provides the idyllic lifestyle setting and set-up.

# **Russell Thomas**

M 020 4004 0360

E russell.thomas@pggwrightson.co.nz

# **1** 5







# **Price on Application**

Plus GST (if any)







# TAMAHERE, WAIKATO 634B Marychurch Road

# Discover the Possibilities Right Here

On the outskirts of Hamilton, this five-year old architectural masterwork has been designed with luxurious daily living in mind. Built for all seasons, the interior and exterior spaces are ready to embrace the crowds. A large 349m² layout presents of a mix of room configurations, all with high-spec fit-outs that speak volumes for quality and elegance. Manicured gardens encompass the home which gazes across nearly 7.9ha approximate of land. In zone for sought after schools, handy to transport networks and close to urban life, this lifestyle property has it made!

# **Russell Thomas**

M 020 4004 0360

**E** russell.thomas@pggwrightson.co.nz



# **Price by Negotiation**

Plus GST (if any)



# TAMAHERE, WAIKATO 37 Poplar Lane

# **Timeless Charm and Blue Chip Location**

 $Unadulterated \ Kiwi \ lifestyle \ luxury \ doesn't \ come \ any \ better \ than \ this. \ Size, \ location, \ comfort - this \ 352m^2$ country manor leaves nothing to chance. Reflecting picture postcard perfection on a manicured 7275m<sup>2</sup> approximate section, the four bedroom north-facing Monier brick home is exquisitely detailed throughout. Three beautifully crafted living areas make everyday relaxation a reality and the granite kitchen is a feast for the senses. In a coveted location moments from the city boundary, this timeless residence, fine-tuned for family living and entertaining, delivers town and country brilliance.

# **Russell Thomas**

M 020 4004 0360

E russell.thomas@pggwrightson.co.nz

#### **=** 2 **1** 4

# **Price on Application**

**GST** Inclusive



Marjolijn and Ralph Van Dalen like character homes. They like the home they live in so much that they have relocated it twice, first from Masterton to Whanganui in 1998, then from Whanganui to Tamahere, Waikato in 2003. Then they relocated two more character homes, bringing a Takapuna art deco villa and a 1920s Hamilton mansion to sections beside their own home.

Marjolijn admits many people struggle to understand why she and Ralph have made a habit of relocating large dwellings, four times over, with each house moved in multiple sections.

"It is nerve wracking, particularly when the building is on the back of a truck, with all the interiors exposed, watching the weather like you never watched it before. However, these houses don't date like more modern dwellings will. They have already stood the

test of time. Even so, we are happy to be at this end of the experience, where all the relocation is done and the houses finished, rather than at the start with all the work and stress still ahead of us," she says.

Ralph is a colorectal surgeon and each of the family's moves have been work related. Marjolijn says after the two moves of their own home, ending at the new subdivision on Hamilton's outskirts, they have created a mini-neighbourhood, bringing the two 'grand old ladies' to Tamahere.

First they bought what had been the Anglesea St headquarters of Hamilton's well-loved Lyceum Club after the premises were sold for a supermarket development, a relatively short 16 kilometre journey to Tamahere. Then they found the Takapuna villa, which was a longer more complicated







relocation that featured a national newsflash 'House Falls Off Truck in Kumeu,' which Marjolijn says was less disastrous than first feared.

"We heard the story on the six am news and were worried that it was our house. We didn't know for sure so called the moving company. They didn't pick up and we had visions of them being too busy clearing the remains of the house off the state highway. Fortunately, old houses flex and bend, and apart from two boards there was no other damage. In the end, that was the best move we had. They did a brilliant job," she says.

Numerous tradies are also heroes of the Van Dalens' relocation sagas.

"Any that are not so good, you move on from them. For the ones we have kept, their workmanship has been superb and we have been thrilled with what they have done.

"We were determined not to cut corners on these houses. We knew we would sell to people who would become our neighbours: we would see them every day, which made it even more important to do things properly," says Marjolijn.

Their three sons and daughter, now all in their 20s, also served as a workforce.

"They joke about slave labour, and all worked hard on each of the houses, though they don't regret learning all the practical skills to establish and renovate the houses," she says. When they were finally ready to sell, the Van Dalens turned to Russell and Angela Thomas of PGG Wrightson Real Estate, Hamilton.

"They totally latched on to what we were trying to do, and we are delighted with the sales Russell and Angela achieved for us. Both properties attracted huge interest. While some of it was curiosity at what we had done, people thinking of relocating and inquisitive about the process, plenty of seriously motivated buyers came out too, wanting to buy some history. We are ecstatic with both sales, and looking forward to having new neighbours," says Marjolijn.

Angela says she and Russell have also enjoyed the process.

"It has been a pleasure to be a part of Marjolijn and Ralph's exciting journey with these two properties. It was all about selling the love story, appealing to anyone wanting a piece of history, in a sought after location. Character homes of this calibre are seldom found and rare to the market," she says.

Both properties went to auction, the former Lyceum Club in August, selling for \$1.7 million, and the ex-Takapuna villa in September for \$1.85 million.

Russell and Angela have had a successful year, featuring heavily in PGG Wrightson Real Estate's 2019/20 awards, including national recognition by winning the super supreme award for top overall sales, excellence in auctions, top in lifestyle property by total revenue, and marketing excellence.



Russell Thomas Lifestyle & Rural Sales Consultant M 020 4004 0360



Angela Thomas Lifestyle Sales Consultant M 020 4004 0368







# TAMAHERE, WAIKATO 9 Blue Heron Place

## Family Oasis in a Prime Location

Reigning over a beautiful 7595m² approximate landscaped estate in one of Tamahere's most celebrated locations, this country manor is the perfect sanctuary for a large family that treasures space, privacy, leisure time and entertaining. Its proportions, appointments and quality renovation will surprise and delight. Guests will be swept off their feet the moment they step into the grand double-height entrance hall. Elaborately packaged and offering optimum functionality over two levels, the home is a real crowd pleaser with a wonderful connection to outdoor fare, a 11 metre swimming pool and cabana.

# **Russell Thomas**

M 020 4004 0360

**E** russell.thomas@pggwrightson.co.nz

# **□** 5 **□** 3 **□** 2





# **Auction**

**GST** Inclusive (Unless Sold Prior) 11.00am, Wednesday 28 October PGGWRE, 87 Duke Street, Cambridge







# MATAMATA, WAIKATO 555 Taihoa South Road

## When Quality and Location Count

Enter through electronic gates down a tree lined driveway and you will find a home built with a focus on space, quality and functionality. This 1.2ha (3 acres) lifestyle property is well located in the sought after Taihoa South Road district, close to Matamata. This executive homestead epitomises quality and class. With a high stud throughout and a thoughtful floor plan, the home has four spacious bedrooms, three bathrooms (two en-suites) plus office and open plan dining/family areas flowing onto a wide covered veranda running the length of the house; ideal for entertaining or a place to relax. To complete the picture is large double garaging with added bonus of an additional 6x6m garage.

# **Peter Donnelly**

M 021 449 559

**E** pdonnelly@pggwrightson.co.nz







# \$1.395M

**GST** Inclusive

www.pggwre.co.nz/MAT32519





# TAMAHERE, WAIKATO 265 Pencarrow Road

## A Coveted Location to Call Home

A multi-faceted 1.11ha property to cater for work and play. Certainly an address that promotes real estate envy. Large garaging plus high stud shedding, workshops nearly 200m<sup>2</sup>, with bathroom, power, telephone and separate entrance. A well planned garden design gives privacy and shelter. This four bedroom family home is orientated for north facing views over farm land. Both living rooms open to an outdoors al fresco area. With newer floor covering and original décor, just ripe to add value. Paddocks for calf club trophies and pony club ribbon winners. A feature gully is a great place for kids to play. Zoned for preferred schools. Don't let this one pass you by. Circumstances dictate a sale.

# **Steve Cochrane**

M 027 243 8315

E scochrane@pggwrightson.co.nz





# **Auction**

(Unless Sold Prior) 3.00pm, Wednesday 11 November PGGWRE, 87 Duke St, Cambridge



# **CAMBRIDGE, WAIKATO** 54 Peake Road

## **Future Growth Zone**

 $Located \ in \ the \ equine \ mecca \ of \ Cambridge \ between \ the \ Raceway \ and \ St \ Peters \ school, this \ 2.1ha$ approx property is in Growth Cell Two and is designated as deferred residential in the district plan. The one owner home is presented as neat as a pin, with four double bedrooms, the master has an en-suite. A spacious open planned living room is sunny and bright. Outdoors the same pride of ownership is clearly evident. Seven paddocks. The barn has power and a lean to with three stables. Cambridge is well regarded as one of New Zealand's most popular small towns. Known for its trees and champions in the equine, cycling and rowing sporting fields. Vendor has purchased, presenting a golden opportunity.

# **Steve Cochrane**

M 027 243 8315

**E** scochrane@pggwrightson.co.nz

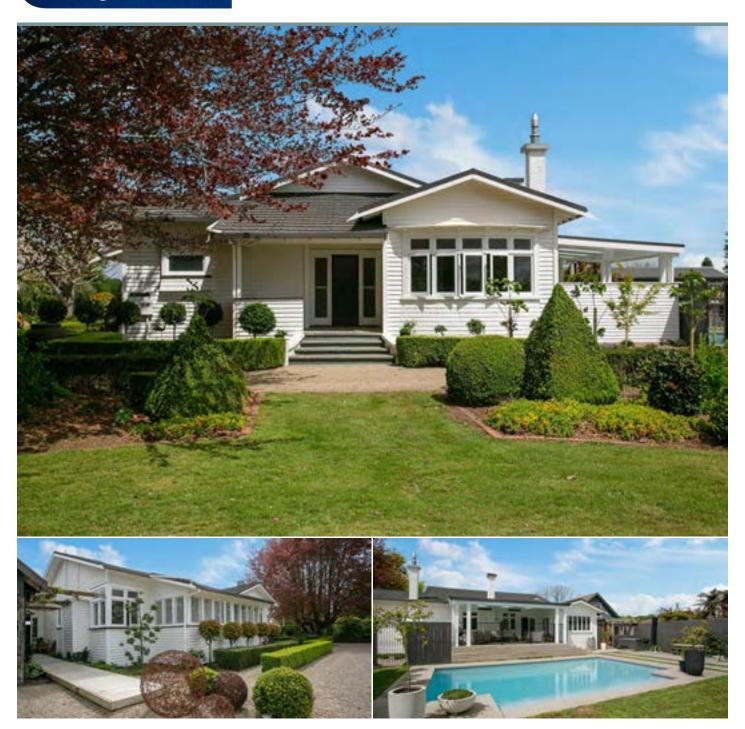






# **Auction**

GST Inclusive (Unless Sold Prior) 11.00am, Wednesday 18 November PGGWRE, 87 Duke Street, Cambridge



# CAMBRIDGE, WAIKATO 1242 Kaipaki Road

## **Lifestyle Income Location**

Set on  $8330 \text{m}^2$  in beautifully manicured grounds sits this stunning family home which couldn't be in a better location. The elegant front entrance leads to four bedrooms with open plan living which has seamless indoor/outdoor flow to the entertaining area, pool complex and spa. This home and its grounds are a fine representation of elegance and practicality, but there is much more here than meets the eye. Step out of your private oasis and into the garden of the renowned Lily Pad Café and The Garden Art Studio. These long established businesses work seamlessly well together and provide a good passive income. Lifestyle, income, location - are you the person this iconic property will choose?

# **Alison Nicholson**

M 022 621 0942

E Alison.Nicholson@pggwrightson.co.nz

# **4** 4

# **Price on Application**

Plus GST (if any)





# RAGLAN, WAIKATO 1549 Whaanga Road

# **Four Prime Lifestyle Sections**

Situated at Ruapuke near Raglan are these four amazing lifestyle sections ranging in size from  $8000 m^2$ to 1.1ha, all with incredible ocean and mountain views. Within walking distance to Ruapuke beach very few of these properties ever come to the market. Take your pick of the sites available now and start planning your dream build. Ruapuke beach is perfect for after work walks, fish off the rocks, beach surfing or a horse trek.

Lots 1 and 6 are priced at \$460,000 incl GST

Lots 4 and 5 are slightly bigger, more elevated and priced at \$575,000 incl GST

# **Richard Thomson**

M 027 294 8625

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

# **Enquiries Over \$460,000**

**GST** Inclusive



A 20 hectare Waingaro property, 29 kilometres north east of Raglan and an easy commute to Hamilton, sold in quick time recently.

Mike Ball and Tania Gibson decided to sell the property after a change of career circumstances due to Covid persuaded them to purchase a five berth motorhome and travel the country before their son Ronin starts school.

"We have loved the place, which has a beautiful stand of native bush, older trees supporting healthy biodiversity, and a rocky bottom creek flowing through it.

"When we first looked at it, its potential for minimalistic living is what really appealed. We have installed solar panels and plumbed in gas, so were able to achieve a pleasing level of sustainability," says Mike.

After previously selling it to Mike and Tania, Richard Thomson of PGG Wrightson Real Estate, Hamilton took the property to 2020 market on their behalf.

"At a time when wide open spaces and freerange living feels so important, this property had plenty of appeal, offering the opportunity to enjoy a private pocket of native bush and explore the natural glories on offer. Mike has run a small mob of Angus steers on the property, which was an added attraction for prospective purchasers inspecting the block.

"When listed in August, interest in the property was brisk. We managed to conclude a prompt sale," says Richard.







After accepting a job offer at the start of the year and resigning from his landscaping position in Hamilton, the lockdown resulted in the new career prospect evaporating, which left Mike and Tania to re-evaluate.

"We decided this was our chance to turn Covid into a silver lining, purchased the motorhome, and are going to take the opportunity to explore the country," says Mike.

Richard reckons Raglan's appeal is becoming more widely recognised, gaining the locality a growing level of interest as a lifestyle location.

"Our world renowned surfing alongside dramatically scenic black sand and rocky coastline gives Raglan a special kind of magic. It is an entertaining mix of cafes, bars, surf shops and galleries, with a special vibe all of its own.

"This part of New Zealand has always attracted people who are into sustainable lifestyles. As the modern age makes that increasingly mainstream, more and more people are seeing what a great place this is, though there is still plenty of scope and zero risk that this part of the country's unique charms will be diluted anytime soon," he says.



Richard Thomson Rural & Lifestyle Sales Consultant M 027 294 8625





#### WAIKINO, WAIKATO 28 Swetman Road

#### **Lifestyle Magic Above The Falls**

This lifestyler above the Ohinemuri River approximately 9km from Waihi will certainly appeal. The property is well-fenced and sits high above the Owharoa Falls. The home is generous in size with four good size bedrooms, two bathrooms, main with spa bath, two living areas and an open plan modern kitchen dining space. Heating consists of two heatpumps and log burner. A large laundry wet room allows for plenty of storage. Ample garaging adds extra appeal and versatility. A generous proportioned private deck leading off the dining area extends the homes footprint for outside entertainment. The home has a northerly aspect with extensive rural views over the surrounding district.

#### **Mike Matutinovich**

M 027 474 5345

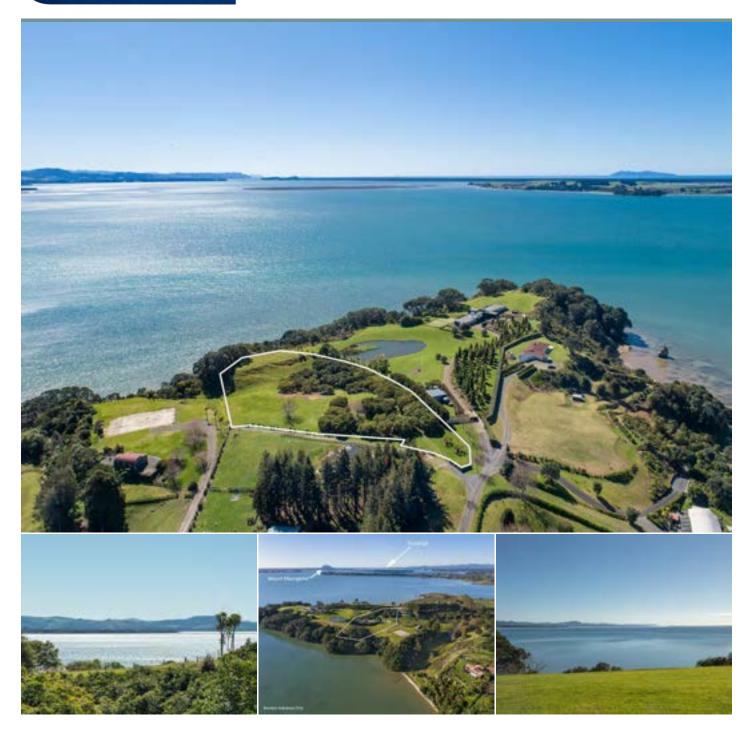
**E** mmatutinovich@pggwrightson.co.nz



\$890,000

www.pggwre.co.nz/WAH32861





#### PAHOIA, BAY OF PLENTY 340C Pahoia Road

#### **Peninsular Privacy**

North facing manageable 1.39ha bare land awaits your dream home. Enviable position near the peninsular end for privacy. Lovely sea views and sunset vistas set among mature avocado trees. With a small grazing paddock it's the total package an enviable lifestyle in a much sought-after address. There are many quality homes here and you will be delighted to secure your piece of paradise while you still can. Imagine your home on this special site looking north to Bowentown Heads and Matakana Island. Take the steps through the coastal esplanade reserve that lead down to the water's edge to where you are cocooned in a Pohutakwa shroud amid a sandy shoreline.

#### **Kirsty Walker**

M 021 527 352

**E** kirsty.walker@pggwrightson.co.nz

#### **Auction**

**GST** Inclusive (Unless Sold Prior) 12.00pm, Thursday 29 October

www.pggwre.co.nz/TAR30526



#### WELCOME BAY, BAY OF PLENTY 27 Waikite Road

#### Oasis in the City - A Developers Dream

This huge section in an excellent locale enjoys a great aspect and Mount and rural views. A charming and solid native timber home with en suite - you'd love to live here. A separate large warm studio/office, no being late to work here - excellent improvements not over capitalized.  $6536m^2$  of residential zoned land, 325m<sup>2</sup> is the minimum lot size - massive development potential - bring your builder and a bulldozer. Deep rich soil and a mature and hugely diverse organic dream orchard. Close to the harbour, beaches, the city, walk to school it's literally next door. Enjoy the space and healthy produce or capitalise on the demand for sections and subdividable.

#### **Andrew Fowler**

M 027 275 2244

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

## **4** 4





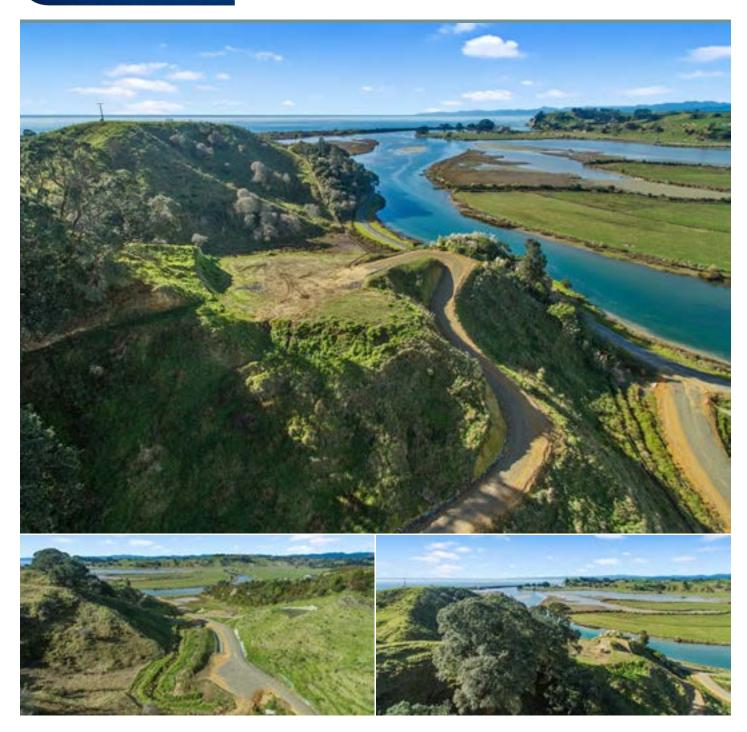


#### **Tender**

**GST** Inclusive (Unless Sold By Private Treaty) Closes 4.00pm, Thursday 5 November

www.pggwre.co.nz/TAR32955





#### **OPOTIKI, EASTERN BAY OF PLENTY** Ohiwa Beach Road - 2.3051 Hectares

#### **Build Now - Price Reduced**

- $\bullet \textbf{Situated in a beautiful unspoilt part of the Eastern Bay of Plenty, 12km west of Opotiki and 34km from \\$
- $\bullet$  Sealed driveway under construction. Surrounded by bush clad hills and farm land
- Elevated views that look over the Waiotahe estuary and river
- $\bullet \mbox{Ohiwa Beach is a two minute drive away, Waiotah\'{e}} \mbox{ Beach and Ohiwa Harbour boat ramp both 10} \\$
- Government funded Opotiki Harbour Development will provide Opotiki with an all-weather marina, safe ocean access for all sized boats

#### **Phil & Eileen Goldsmith**

M Phil - 027 494 1844 Eileen - 021 288 8078

#### \$575,000

**GST** Inclusive

www.pggwre.co.nz/WHK32848



#### REPOROA, ROTORUA DISTRICT 224 Tutukau Road

#### **Truly Tantalise Your Imagination - 7.4308 Hectares**

Here is a property for your kids to grow, develop and be the envy of all their friends. The uniquely different six bedroom family home has two wings with four of the bedrooms located in a separate wing and the master bedroom featuring an en-suite and walk-in wardrobe. The kitchen, dining and lounge are all open plan and lead onto a private sunny decking area. Heating is provided for by a wood burner, large heat pump and under floor heating. Extended, blended or growing family - this lifestyle property will truly tantalise your imagination!

#### **Graham Beaufill**

M 027 474 8073

**E** graham.beaufill@pggwrightson.co.nz

# **■** 6 **=** 3 **=** 1

#### **Price by Negotiation**

GST Inclusive

www.pggwre.co.nz/ROT32960





#### REREWHAKAAITU, ROTORUA DISTRICT 118 Ash Pit Road

#### Perfect Lifestyle Starter - Subject to Title

This two hectare (more or less) lifestyle property is situated in the heartland of Rerewhakaaitu, just 900 metres from the local Primary School and Playcentre. The home is set in mature grounds, with a single garage and three bedrooms, open plan kitchen dining and lounge area. Being well insulated, there is also a wood burner for those cooler nights.

The property also boasts a separate single bedroom unit comprising a shower, laundry and toilet area, separate lounge with kitchen bench. An ideal fisherman's bach with the lake so close by. The near flat paddocks are ideal for most animal types.

#### **Graham Beaufill**

M 027 474 8073

**E** graham.beaufill@pggwrightson.co.nz

#### **Price by Negotiation**

GST Inclusive

www.pggwre.co.nz/ROT32758



#### RAUKAWA, HAWKE'S BAY 53 Rays Road

#### Fantastic Lifestyle Opportunity - 7.6ha

Situated on a beautifully sunny, private and elevated site close to the popular Valley Road in Raukawa, this warm family home has great appeal. Built for all-day sun with a spacious open plan kitchen, dining, and family living area, all heated by a log fire with the bonus of a wet-back. This sun filled home is perfect for alfresco living with the north facing kitchen, living areas and bedrooms flowing out to the covered front decking which captures the stunning rural vistas and the seasonal kaleidoscope of colours. The home has three double bedrooms, the master with an en suite, plus a separate family bathroom and laundry. There is plenty of scope to add your own decorative touches.

#### **Rachael Bryant**

M 027 292 8761

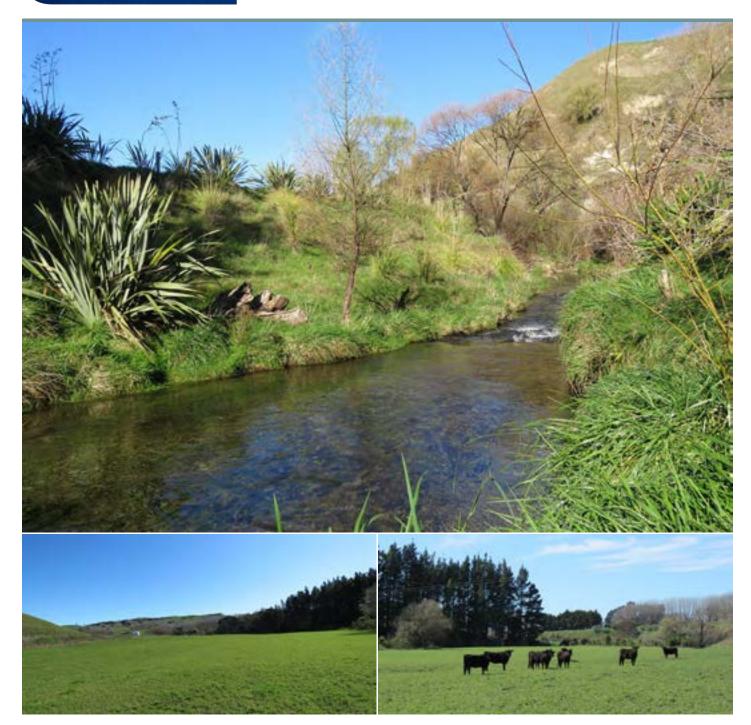
**E** rachael.bryant@pggwrightson.co.nz



\$855,000

www.pggwre.co.nz/HAS33033





#### HAVELOCK NORTH, HAWKE'S BAY 957 Waimarama Road

#### 'The River Lifestyle'

This is a spectacular setting with a renowned trout fishing stream on the boundary, and it's only a short drive from Havelock North. Planted with many beautiful native trees and shrubs along its banks, the Maraetotara stream has many amazing features and offers a wonderful environmental back drop for a very special lifestyle property. The property is 3.63ha (9 acres) with many possible building sites to choose from. The crystal clear waters of the Maraetotara flow through many fabulous pools - so for those who love to fish in private or if you are a family seeking a `unique' lifestyle environment, this property has got to be for you.

M 027 446 1714

**E** peterdick@pggwrightson.co.nz

#### **Enquiries Over \$700,000**

www.pggwre.co.nz/HAS32802







#### LEVIN, HOROWHENUA 20 Arete Lane

#### **Eclipse Of The Heart**

This beautiful home is situated on the outskirts of Levin with amazing sunsets and a stunning view of the ranges! An outstanding design throughout with extra attention to detail by G.J Gardner. If it's spacious living you need this is a 'must see!' Three living spaces with separate lounge and open plan along with four large bedrooms and double wardrobes plus master walk-in and ensuite. Triple garaging means there's no shortage of parking for your vehicles and farm toys, along with mezzanine storage above. The outdoor flow makes this an entertainer's paradise. View online to check out the 3D tour and the video.

#### **Gareth Heard**

M 027 482 8458

**E** gareth.heard@pggwrightson.co.nz

### 4





#### **Enquiries Over \$850,000**

www.pggwre.co.nz/LEV32321

# South Island Lifestyle property is in heavy demand in many districts, including competition from within and beyond the regions concerned. Tasman lifestyle listings are short. Activity in Canterbury especially enthusiastic around Amberley, West Melton, Rangiora and throughout the Selwyn District, particularly for higher value property. Otago's market is stronger than for many years, with Dunedin properties selling quickly, particularly between \$1 million and \$3 million. While in Southland market listings are also tight, and subject to strong buyer enquiry.

# CLIFFORD **BAY** coastal property

## One of Marlborough's most desirable and spectacular

A 20 hectare Blind River property sold in September after a marketing campaign that attracted national and international interest.

Overlooking Clifford Bay 34 kilometres south east of Blenheim on an elevated site designed to capture some world-beating views, the property was offered for sale by Greg Lyons of PGG Wrightson Real Estate, Blenheim in a joint listing with his colleague Joe Blakiston. Greg describes it as one of the most spectacular properties he has marketed.

"This is an amazing lifestyle property, unique in Marlborough.

"Whether it be a calm clear day or a stormy southerly, this captivating location takes full and spectacular advantage of its amazing coastal outlook. One of Marlborough's most desirable luxury waterfront havens, it takes 'wow' factor to a whole new level," says Greg.

Offered to the market in August, with private viewings rather than open days, the property

"We took numerous parties to view, some

like never before, with expats coming back from overseas and Aucklanders aspiring to move south. A short supply of listings is driving fierce competition and strong results for our vendors, with the Blind River listing a particular case in point," says Greg.

Despite the interest from outside the region, the new owners of the property are Mike Holmes and Sherryl Wells, who farm on Mt Riley, a 511 hectare property north west of Blenheim. Mike says the outlook captivated the couple.

"There are four completely different views, taking in all points of the compass. You can look straight ahead towards Wellington, north to Port Underwood, south to the cape or out of the kitchen window towards the mountains. It is difficult to imagine ever growing sick of them, and the marine views, in particular, change constantly.

"After living in a secluded spot for 40 years, we are not going to give up on privacy, though we

"Ultimately, it was the spectacular views that made us realise this was the place. Our daughter summed it up best when she first visited, stepping out of the car, standing in awe with her jaw dropping and repeating that word that you can't use in polite company," says Mike.

He says the service provided by Greg and Joe has helped immensely with the transaction.

"Greg has been awesome. He is so passionate about what he does: he lives and breathes property; while Joe has masses of contacts and so much experience to make sure all the details are covered off. We haven't had much to do with real estate in the past, and I couldn't believe how good they are to work with."







## **PGG Wrightson Real Estate**







### **UPPER MOUTERE, NELSON** 358 Supplejack Valley Road

#### **Classic Moutere Lifestyle**

Land size 36.07ha. Nelson living at its best, space privacy and all day sun. A three bedroom home designed for outdoor entertaining sits in an elevated position overlooking the property. A combination of grazing, plantation forestry and an olive grove provide income. Add in a sleepout and swimming pool for the family, 4km to Upper Moutere Village.



#### \$1.53M

Plus GST (if any)

www.pggwre.co.nz/NEL32445

**Doug Smith** 

M 027 543 2280

**E** douglasjcsmith@pggwrightson.co.nz







#### HAVELOCK, MARLBOROUGH 125 Kaiuma Bay Road

#### **Something for Everyone**

If the desire for country living is calling but privacy, a modern home and sheds is important - then look no further! Located in a friendly rural community of Canvastown just 14km from Havelock and 56km to Blenheim is this 18ha (44 acres) lifestyle property with so many attributes including hunting and fishing close by. The modern three-bedroom, two-storey home with adjoining garage, a large workshop offers many options plus a 15ha plantation of pine trees for future income. With land for a pony or run a few sheep plus room for all the family and the school bus at the gate, you have everything you need for rural living at its best.

**Greg Lyons** 

M 027 579 1233

**E** greg.lyons@pggwrightson.co.nz

Joe Blakiston

M 027 434 4069

**E** jblakiston@pggwrightson.co.nz

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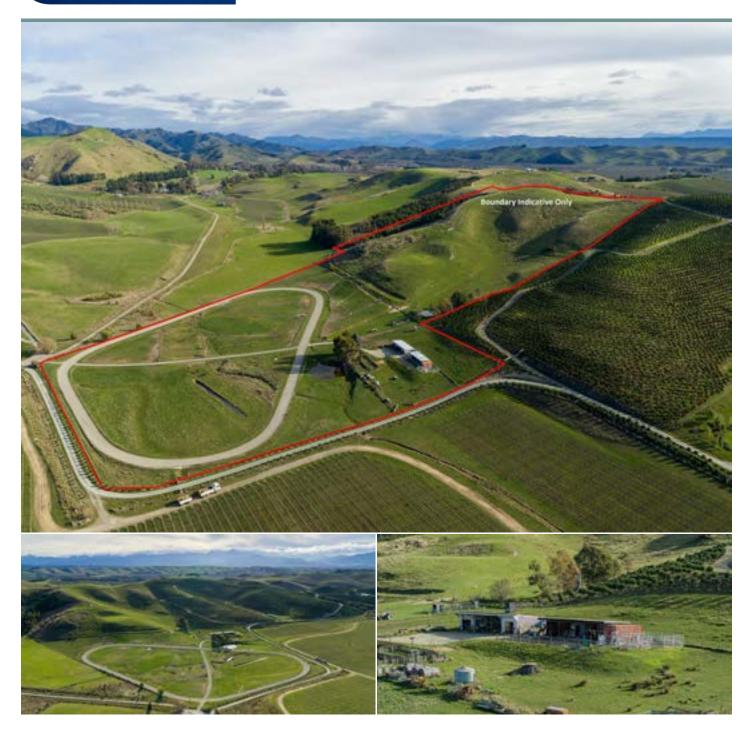


#### **Deadline Private Treaty**

Plus GST (if any)(Unless Sold Prior) Closes 3.00pm, Wednesday 4 November

www.pggwre.co.nz/BLE32905





#### FAIRHALL, MARLBOROUGH 222 Wrekin Road

#### **Unique Lifestyle With Views**

Located in the desirable Omaka Valley only 14.6km from Blenheim's CBD is this 24.9ha (61.5 acres) lifestyle or farming opportunity. Fenced into eight paddocks with a great balance of easy flats to the gently sloping hills providing shelter from the elements. Currently, grazing and training horses there are several awesome potential building sites with views to the North Island. A large four-bay shed including a lock-up garage, lunchroom, toilet facilities and power are all complemented by a set of stables for horse lovers plus a set of yards for handling stock. The property comes with two units of Southern Valleys Irrigation Scheme (SVIS) water provide future options plus its own bore.

M 027 434 4069

**E** jblakiston@pggwrightson.co.nz

#### **Greg Lyons**

M 027 579 1233

**E** greg.lyons@pggwrightson.co.nz

#### \$1.2M

Plus GST (if any)

www.pggwre.co.nz/BLE32645







### WARD, MARLBOROUGH 7326 State Highway 1

#### Family Business and Lifestyle Living - Flaxbourne Cafe

An iconic community store with several income streams and loads of potential presents itself in the State Highway One township of Ward. A recently refurbished cafe with a self-serve fuel stop strategically located between Kaikoura and Blenheim. Add to this a wonderful three-bedroom home with separate cottage and two hectares of land and you have all you need to be your own boss.



#### **Enquiries Over \$1.25M**

Plus GST (if any)

www.pggwre.co.nz/BLE32947

**Greg Lyons** M 027 579 1233

**E** greg.lyons@pggwrightson.co.nz

Joe Blakiston M 027 434 4069

**E** jblakiston@pggwrightson.co.nz

## **PGG Wrightson Real Estate**







#### WAIPARA, NORTH CANTERBURY 4 and 6 Baxters Road

#### Decision Made - It is Time to Go!

 $9.27 ha\ lifestyle\ property\ in\ two\ titles, of fering\ an\ impressive\ home\ with\ commanding\ views\ of$ surrounding farm land and hills. Open plan dining, kitchen, living plus adjacent lounge and the kitchen is an entertainer's dream. Four spacious bedrooms with wardrobes, (master with walk-in robe and en suite). A fifth bedroom/studio with own bathroom facilities. Lock-up three-bay barn with concrete floor and power, sheep and cattle yards, and chicken coop. An important advantage is the ample water storage system. This property is definitely worth viewing as it is very impressive and being only a short drive to Amberley it is in a great location.

#### **Maria Rickerby**

M 027 563 1733

E mrickerby@pggwrightson.co.nz



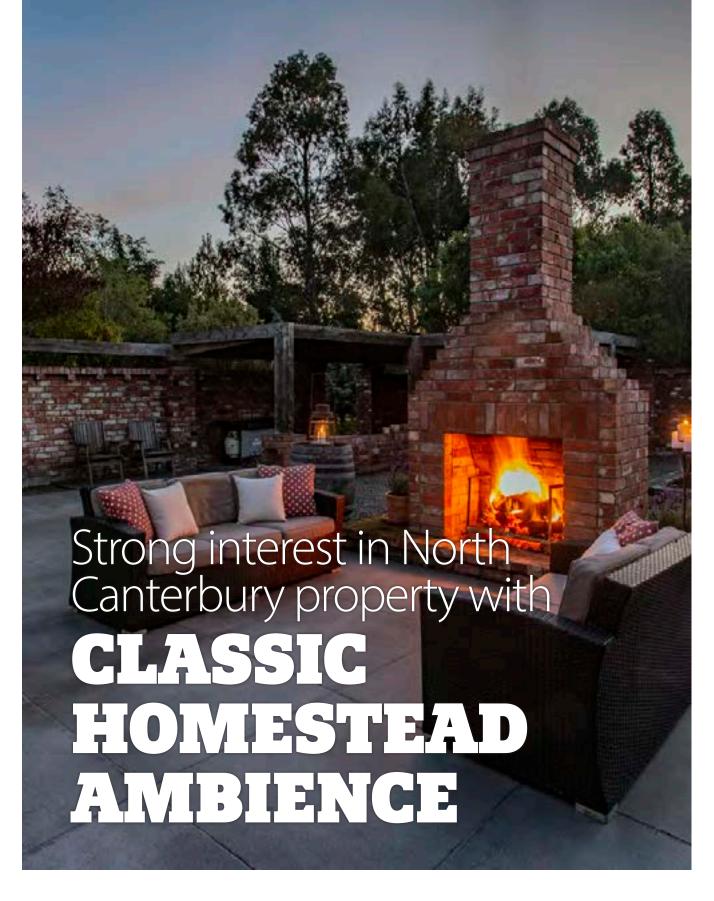




#### \$915,000

**GST** Inclusive

www.pggwre.co.nz/AMB31872



A modern Balcairn, Amberley lifestyle property with a classic rural homestead ambience sold in early October.

Hawkswood House, a two storey six bedroom home on four hectares, 30 kilometres north of Christchurch was listed for sale by Maria Rickerby and Mark Clyne of PGG Wrightson Real Estate, Christchurch.

Maria, who was the company's top residential salesperson by unit sales and total revenue for 2019/20, said Hawkswood House was offered for deadline sale, though the market reaction











lounge opens to the patio overlooking the expansive lawns and garden, a scenic spread of mature trees and fields. Four of the upstairs bedrooms open to a north-facing balcony, while downstairs the west end of the home is a large games room, including a bar area. After subdued activity early in the year, Canterbury's lifestyle market turned around

totally by early spring, with buyers from within and outside the region. Activity has been especially enthusiastic around Amberley, including Hawkswood House, while other lifestyle hotspots in the region include West Melton, Rangiora and throughout the Selwyn District. Higher value property is gaining particular attention, with this sale, once again, a strong example of that trend.

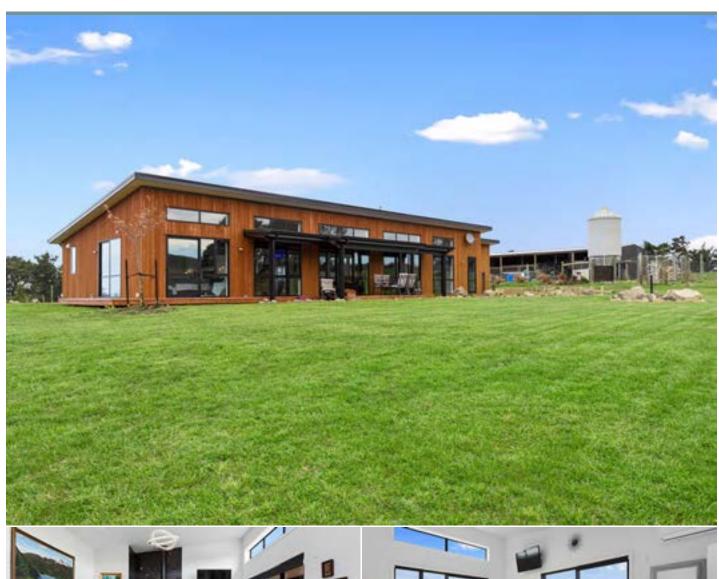


Maria Rickerby Residential & Lifestyle Sales Consultant M 027 563 1733



Mark Clyne Rural & Lifestyle Sales Consultant M 027 531 2964









#### **OXFORD, CANTERBURY** 671 Bay Road

#### Country Living on the Edge of Town

This quality build was completed in 2020 and offers three double bedrooms, family bathroom, en suite and internal access double garaging. The views are a real stand-out of this property, on a clear evening you can see the city lights of Christchurch from the master suite. The open plan kitchen, dining and living room has access to the covered terrace through sliding doors. The property is fully deer fenced and subdivided into several paddocks. There is also the added benefit of a shed/workshop, yards and substantial four bay concrete floor shed.

Paul TapperM 027 224 1300E ptapper@pggwrightson.co.nz

Nick Rattanong M 027 308 5280 E nrattanong@pggwrightson.co.nz



#### **Deadline Private Treaty**

(Unless Sold Prior) Closes 2.00pm, Thursday 29 October

www.pggwre.co.nz/RAN32863







#### **CUST, NORTH CANTERBURY** 1253 Oxford Road

#### Front Row Seat for Spectacular Views!

Sitting on an elevated 4.2ha, this 288m² four-bedroom plus office home makes the most of the stunning views to the mountains from above the olive grove. Open plan kitchen, dining and living, separate formal lounge, all opening to sheltered patios. Solar tubes efficiently heat the water. Four double bedrooms each with unique vistas and good storage, master with walk-in robe, en suite and access to private courtyard. Office or fifth bedroom positioned near the entrance. Outside offers good shelter, three paddocks all with troughs, three-bay implement shed - two bays lockable, loading ramp, cattle yards, 25,000-litre water tank, raised vegetable garden and garden shed.

#### **Bruce Hoban**

M 027 588 8889

**E** bhoban@pggwrightson.co.nz

#### Milly Henderson

M 027 696 2228

E milly.henderson@pggwrightson.co.nz

#### **4**





#### **Enquiries Over \$799,000**

Plus GST (if any)

www.pggwre.co.nz/RAN32010

## **PGG Wrightson Real Estate**







**4 5** 3

### **DARFIELD, CANTERBURY** 180 Deans Road

#### 'Kilcreggan'

A 6ha lifestyle property, with a two-storey home offering a large open-plan living/kitchen with separate formal lounge leading out to an outdoor patio and garden. Two bedrooms downstairs each with an en suite, and two upstairs with a family bathroom. In the yard area is a three-bay shed, and a workshop/woodshed with an attached sleep out, plus a good set of cattle yards and six fenced paddocks.

## **Deadline Private Treaty**

# Plus GST (if any)

(Unless Sold Prior) Closes 2.00pm, Friday 30 October

www.pggwre.co.nz/DAR32885

#### **Min Cookson**

M 027 249 5417

E min.cookson@pggwrightson.co.nz







#### **DARFIELD, CANTERBURY** 2 Piako Drive

#### Time To Indulge

Time to include and live the dream in this magnificent home, built to a very high standard in a soughtafter address. Offering space and privacy with stunning mountain views, this beautifully presented 5,001 m<sup>2</sup> property will tick all the boxes. A very welcoming and formal entranceway leads you into the large open-plan hostess kitchen/dining/family room which flows out via large sliding glass doors to an excellent outdoor patio area. Four bedrooms, three bathrooms, and double garage with internal access.



**GST** Inclusive

**4** 4

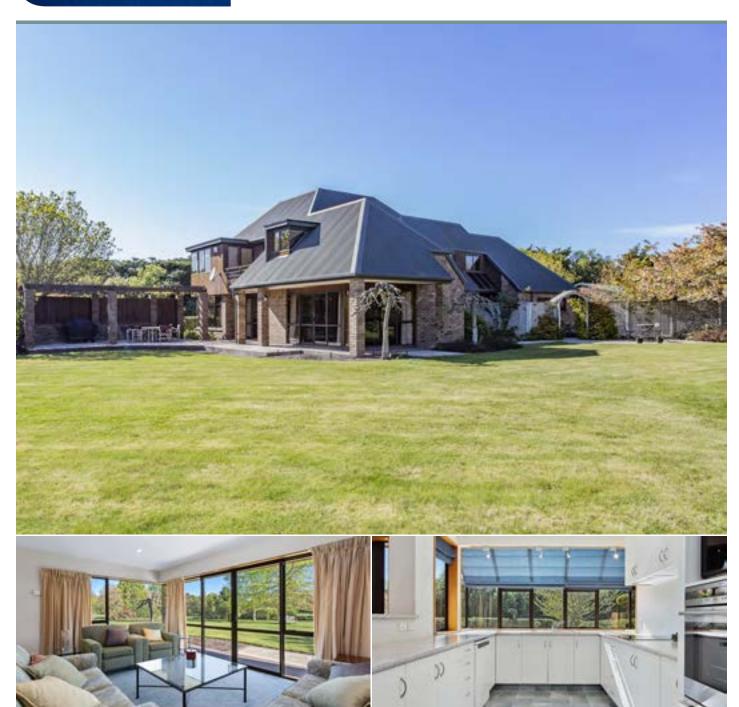
www.pggwre.co.nz/DAR33010

**Min Cookson** 

M 027 249 5417

**E** min.cookson@pggwrightson.co.nz

## **PGG Wrightson Real Estate**



#### WEST MELTON, CANTERBURY 25 Johnson Road

#### **Chestnut Manor**

A very tidy 4.0007 hectare, set in a park like setting. The two-storey home is approximately  $290m^2$ , built in approximately 1993 of brick and cedar.

 ${\it Modern\ kitchen/dining/family\ and\ lounge\ area,\ flowing\ out\ to\ a\ large,\ west\ facing\ patio\ area.\ Large}$ office, laundry, store room with internal access from a double garage. Four bedrooms upstairs, master with en suite, and a study or extra sitting room. Approximately 1ha planted in 20 year old chestnuts. Extra garaging and a three-bay shed.

#### **Min Cookson**

M 027 249 5417

E min.cookson@pggwrightson.co.nz



#### **Deadline Private Treaty**

**GST** Inclusive (Unless Sold Prior) Closes 4.00pm, Thursday 19 November

www.pggwre.co.nz/DAR33056



### RAKAIA, CANTERBURY 23 Hardys Road

#### **Country Living on the Village Doorstep**

Carpe diem, for the first time since it was constructed, this outstanding 2.6 hectare lifestyle opportunity is available for the discerning buyer. The often admired Oamaru stone home features four bedrooms (master with en suite and walk-in wardrobe), kitchen/family room and spacious lounge. Generous storeroom, separate laundry, and internal access double garage all adds up to easy living. Gas heating, heat pump and double glazing give year round comfort. Double garage and workshop complete the package.

#### **John Davison**

M 027 436 4464

**E** john.davison@pggwrightson.co.nz

#### Offers Over \$745,000

**GST** Inclusive

www.pggwre.co.nz/CHR32676





#### **ASHBURTON, CANTERBURY** 12 Lanz Vale Lane

#### **Desirable Lifestyle and Investment**

 $496 m^2 \, factory \, with \, four \, climate \, controlled \, rooms. \, Two \, offices \, upstairs \, with \, security \, camera$ connections. Reception area, staff room, shower room and toilet with basin. Building currently leased 12 - 18 months to organic beekeeping operator. Paddocks planted out in white clover and grass. Great mountain views. Two road frontages. Close proximity to Lake Hood. RV \$800,000, 4.09ha land with dwelling site.

#### **Price by Negotiation**

Plus GST (if any)

www.pggwre.co.nz/ASH32727

**Vince Carr** M 027 434 6634



#### ASHBURTON, MID CANTERBURY 1756 Grahams Road

#### Affordable Lifestyle Dream - 2.45 Hectares

2.45 hectares in seven titles. This four bedroom home with Summerhill cladding and iron roof has an open plan kitchen / dining / lounge. Heating is via a heat pump in the living room and a diesel burner in the lounge. A lovely sunny deck is ideal for relaxing.

Double garage, four-bay shed and older cattle yards. The lawn is expansive and allows as much space as kids could dream of. Seldom do lifestyle properties at this price point come to the market. If you want the space and tranquillity without the huge price tag, then this is the property for you!

**Robin Ford** M 027 433 6883 Tim Gallagher M 027 801 2888

#### **Deadline Private Treaty**

**GST** Inclusive (Unless Sold Prior) Closes 3.00pm, Monday 9 November

www.pggwre.co.nz/ASH33009

## **PGG Wrightson Real Estate**



## RUAPUNA, MID CANTERBURY 469 Rangitata Terrace Road

#### 'Cracroft Lodge' - 61 Hectares

Arguably one of Mid Canterbury's most exclusive properties, 'Cracroft Lodge' is unlike anything seen on the market for some time. All 694m² of this residence exudes quality. With Kwila flooring and luxurious wool carpet throughout, the main home is five bedrooms with four toilets and two large living rooms, huge open plan kitchen/dining and a third floor games room! The ground floor is home to the five-car garage and a private self-contained apartment for extended family or property manager's

All of this sits on approximately 61 hectares of land. With a blend mature English style woodlands and productive farmland which benefits from the Peel Forest rainbelt.

**Tim Gallagher** M 027 801 2888 **Robin Ford** M 027 433 6883



#### **Enquiries Over \$2.95M**

Plus GST (if any)

www.pggwre.co.nz/ASH33069



### FAIRLIE, SOUTH CANTERBURY 264 Fairlie-Tekapo Road

#### Ultimate Family Lifestyle - 8448m<sup>2</sup>

 $\label{thm:comprising} A \ wonderful \ appealing \ family \ home \ comprising \ four \ generous \ sized \ bedrooms \ and \ extensive \ living,$ dining and kitchen areas. The house is sited well to the north and features incredible alpine and rural views from the comfortable indoor/outdoor vantage points. In a beautiful established garden setting, this well maintained home is supported by large quality internal access garaging, workshop, support buildings and vegetable and feature gardens.

#### \$620,000

**GST** Inclusive

www.pggwre.co.nz/TIM33054

**Hunter Doig M** 027 220 1004

## **PGG Wrightson Real Estate**







#### TIMARU, SOUTH CANTERBURY 239 Levels Store Road

#### Substantial Levels Valley Lifestyle - 23 Hectares

 $Located\ in\ a\ picture sque\ secluded\ valley\ only\ a\ few\ minutes\ from\ Washdyke\ and\ Timaru\ lies\ this$ substantial five bedroom, two bathroom Oamaru Stone home. Positioned on 23 hectares of flat to easy rolling farm land, the homesteads elevated site enjoys panoramic views of the valley up to the mountains taking in an ever changing vista. Heating is provided by a woodburner with wetback, floor mounted heatpump, nightstore and the benefits of a heat transfer kit. There is the added bonus of retrofitted double glazing throughout the home. A set of cattle yards, sheep yards and 2-stand raised board shearing shed / utility shed support the everyday needs of running a successful farmlet.

#### **Simon Richards**

M 027 457 0990

**E** simon.richards@pggwrightson.co.nz









#### \$1.395M

Plus GST (if any)

www.pggwre.co.nz/TIM33044







#### TIMARU, SOUTH CANTERBURY 180 Daniels Road

#### Private Lifestyle with Sensational Views - 6ha

and Southern Alps including Aoraki Mount Cook. The private and substantial home is situated well away from the road down a tarsealed driveway and being made of permanent materials this home is built to last. On the land is everything required to run a successful farmlet and store your toys with a large 6-bay shed (1-bay lined, 1-bay with roller door) and cattle yards. The land is subdivided into three paddocks with a laneway for ease of stock movement and a deer fenced boundary. An attractive property with breath taking vistas and only minutes to the Timaru town centre.

**Simon Richards** M 027 457 0990



#### **Price by Negotiation**

Plus GST (if any)

www.pggwre.co.nz/TIM32749





### PUKEURI, NORTH OTAGO 31 Murray Road

#### **Ultimate Lifestyle**

True luxury over two levels with approximately 1.6ha of wow factor.

This home is architecturally designed by Barrie Bracefield and has five bedrooms, office, open plan kitchen, dining, lounge opening onto secluded sun drenched patios over looking ponds, lush gardens and grounds. Quality garaging plus an outstanding series of out buildings, work shop and much more. The features are limitless for anybody seeking seclusion, privacy, sun and a quality of living within your own micro climate.

#### **Tony Spivey**

M 027 435 5275

**E** tony.spivey@pggwrightson.co.nz







#### **Enquiries Over \$1M**

www.pggwre.co.nz/OAM32801

**Belinda Spivey** M 027 403 2955

E belinda.spivey@pggwrightson.co.nz







#### MOERAKI, NORTH OTAGO 1/7 Moeraki Boulders Road

#### The Best of the Best

It's hard to imagine a more luxurious home in a tranquil location. Beautifully designed with the highest eye to detail. Stunning living and lounge area soaked in the view to the coast and Moeraki. Four bedrooms all with ensuites, the quality and finish has to be seen to be believed. The master bedroom is just so good with en suite and huge walk-in wardrobe.

Approximately 100m<sup>2</sup> of garaging with large sealed driveway and off-street parking and approximately 4ha of land and direct access onto the beach.

#### **Tony Spivey**

M 027 435 5275

**E** tony.spivey@pggwrightson.co.nz

#### **Belinda Spivey**

M 027 403 2955

E belinda.spivey@pggwrightson.co.nz

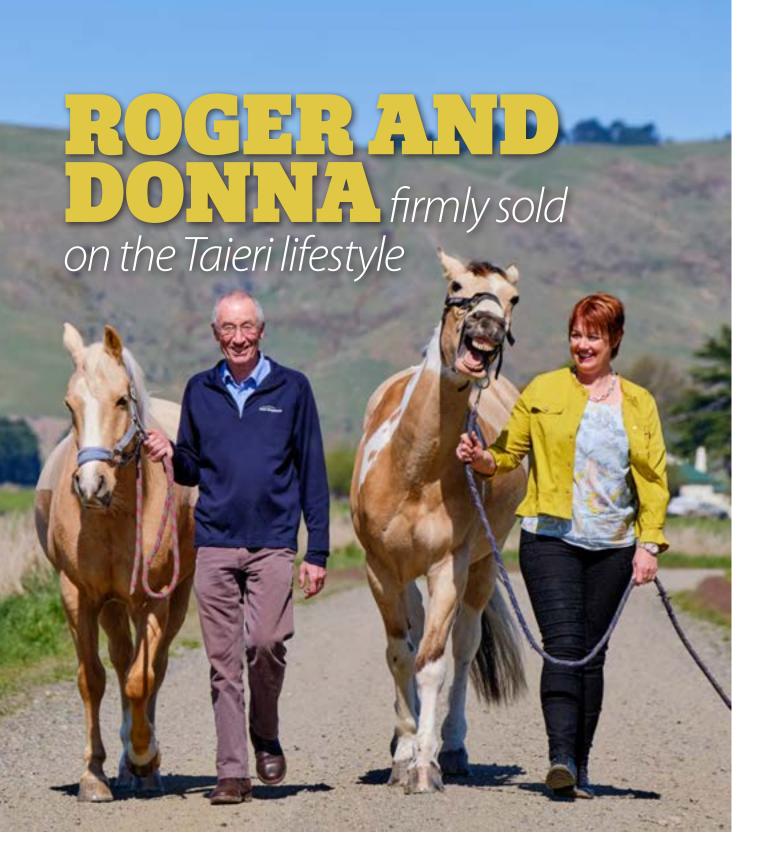
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#### **Price by Negotiation**

www.pggwre.co.nz/OAM32425



Donna Tisdall and Roger Nicolson are keen advocates for Taieri's lifestyle qualities. They have both lived there for some time:

Donna and family since 2011 while Roger and his family have called the area home since 1993.

Based at PGG Wrightson Real Estate, Mosgiel, they are well qualified to talk about the reasons people choose the Taieri, as Donna explains.

"We have a wonderful community spirit, there are plenty of like-minded people enjoying the rural lifestyle, and we have excellent weather: categorically warmer than Dunedin.

"Education is good, with the Dunedin schools close enough for convenient access, and there is a thriving equestrian culture among those of us on lifestyle property.

"Our local water supply is reliable, ensuring plenty of pasture during summer, which is always a plus for a lifestyle district. Planning requirements generally mean Taieri lifestyle properties do not exceed two hectares, and supply is tight so they are well sought after whenever they become available. As well as



horses, that size can allow for a few beefies, or maybe chooks, goats and alpacas," she says. Mid-placed between the city and Dunedin Airport, Taieri is near enough to Otago's abundant recreation activities to make the 'weekend commute' just as easily manageable as the weekday run into town. Rivers, beaches and hunting are no more than 30 minutes drive.

Donna and Roger are currently listing an excellent property that combines the best of the Taieri: a 571 square metre two storey, five bedroom home on two hectares, as she explains.

"This beautifully designed home, located well off the road with contemporary and timeless features, is a private country retreat. Spaces designed to enable large scale living and entertaining include an exquisite

kitchen showcasing undeniable modern flair, allowing for chef-guest sociability and a seamless flow to the outdoor area.

"Upstairs, the hugely versatile fifth bedroom offers incredible options for a work-fromhome set up, an artist or craft studio, or accommodation for teenagers or guests. Out of doors, there is garaging for seven vehicles, stables, an all-weather equestrian arena and multiple storage sheds.

"Properties of this calibre in our keenly sought after location are in strong demand. This one is at the highest end of the scale, in a league of its own and nothing comparable has been for sale on the Taieri in recent times. It will attract eager attention," says Donna.

Aside from this exceptional listing, other Taieri lifestyle properties have sold well recently: a three bedroom contemporary home on two

hectares fully landscaped in gardens, which generated plenty of interest and a multiple offer situation, changing hands in a deadline sale for \$1.25 million; while a five bedroom home on a .315 hectare section on the outskirts of Mosgiel sold earlier in the year for \$1.825 million.



Donna Tisdall Lifestyle & Residential M 027 919 5334



Roger Nicolson Rural & Lifestyle Sales Consultant M 027 886 0618









## NORTH TAIERI, OTAGO Tirohanga Road

#### An Exceptional Taieri Lifestyle Property

2.0749 hectares offering the ultimate in style and excellence, this superbly designed lifestyle property offers the discerning buyer the opportunity to secure an exceptional private country retreat. The property hosts a contemporary kitchen/dining area, two living spaces, five double bedrooms – two with en suites, a mezzanine floor perfectly set up for those that want to work from home or a retreat for teenagers. If cars, boats and/or horses are your passion then the astute buyer will not be disappointed and needs to look no further, there is garaging for seven vehicles, stables, all weather equestrian arena and multiple storage sheds.

#### **Roger Nicolson**

M 027 886 0618

**E** rjnicolson@pggwrightson.co.nz





#### **Price by Negotiation**

**GST** Inclusive

www.pggwre.co.nz/DUN32376

**E** donna.tisdall@pggwrightson.co.nz







## **OUTRAM, OTAGO** 85 Formby Street

#### **Lifestyle Living With Town Address**

6.1335 Hectares.

Located on the south side of Outram just 700m from the primary school and main street. Tidy three  $bedroom\ plus\ office\ home, open\ plan\ living\ with\ new\ kitchen\ and\ separate\ lounge\ which\ opens\ onto$ north facing patio. Set amidst mature lawns and gardens.

Great land bank opportunity with adjacent residential development.

**Craig Bates** 

M 027 489 4361

E craig.bates@pggwrightson.co.nz

**Roger Nicolson** 

M 027 886 0618

**E** rjnicolson@pggwrightson.co.nz

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#### **Tender**

Plus GST (if any) (Unless Sold By Private Treaty) Closes 12.00pm, Monday 23 November

www.pggwre.co.nz/DUN32867

**Paul Thomson** 

M 027 435 3936

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









#### **ALLANTON, OTAGO** 59 Riverside Road

#### **Executive Lifestyle on the Taieri**

 $9.368\ Hectares\ (Subject\ to\ Survey)\ this\ tidy\ small\ farm\ provides\ an\ executive\ lifestyle\ situated\ on\ the$ edge of rural Taieri. Well presented family home of four bedrooms plus office, two bathrooms, kitchen / dining / living, and separate lounge. Indoor / outdoor flow with expansive garden. The home is modern and well presented with in-built vacuum system, two heat pumps, log fire, solar panels, HRV system and two x 30,000 litres of water storage. Adjacent the home is a self contained unit and double garaging.

M 027 435 3936

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

Fenced into three paddocks, suitable for raising farm animals, pets or silage.

**Craig Bates** 

M 027 489 4361

E craig.bates@pggwrightson.co.nz

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#### **Price by Negotiation**

Plus GST (if any)

www.pggwre.co.nz/DUN32729



## **CROMWELL, CENTRAL OTAGO** Gladsmuir Road

#### **Explore your Options**

Situated within the heart of Central Otago's lifestyle and horticulture producing region, this bare land parcel of 8.89 hectares (approx) provides a superb blank canvas for a multitude of options. A recent  $development\ programme\ of\ root\ racking,\ cultivation\ and\ levelling,\ fertiliser\ and\ lime\ application,$ sowing of pasture, and installation of an underground water pipe servicing five hydrants for irrigation and two water troughs, has set this property up for a new owner to take it to the next level.

\$775,000

Plus GST (if any)

www.pggwre.co.nz/CRO32739

**Neil Bulling M** 027 432 8978 **E** nbulling@pggwrightson.co.nz

M 027 664 5064

E jnieper@pggwrightson.co.nz







## CROMWELL, CENTRAL OTAGO 21 Pisa Moorings Road

#### **Luxury Family Living**

 $This \ elegant \ sun-drenched \ home \ of fers \ luxury \ family \ living \ with \ magnificent \ mountain \ views \ near \ Lake$ Dunstan. Fabulous four bedroom home has been built and furbished to the highest standards and offers great interaction between indoors and the sheltered landscaped grounds and entertaining area. The open plan kitchen, dining, living opens through double doors to a large separate lounge. With three car garaging and workshop this quality property has something for everyone.

Jo Nieper M 027 664 5064 **E** jnieper@pggwrightson.co.nz **Neil Bulling M** 027 432 8978 **E** nbulling@pggwrightson.co.nz



#### **Price on Application**

**GST** Inclusive

www.pggwre.co.nz/CRO32824



#### CROMWELL, CENTRAL OTAGO 259 Heaney Road

#### **Magnificent Mountain Views**

This is your opportunity to secure a fabulous home and lifestyle. Three large bedrooms, one being ensuited with walk-in wardrobe. Designer kitchen with large scullery, generous open plan living with a separate lounge that looks out to unbelievable breath-taking mountain views.

Life is for living... this 5.62 hectare property has so much to offer, including the man shed. Wow!! Room for all the toys in this six bay garage. Beautifully landscaped with ample domestic and irrigation water. Heating consists of diesel radiators and a wood-burner. This is an impressive property waiting to be lived in and loved by you.

Jo Nieper

M 027 664 5064

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

**Neil Bulling** 

M 027 432 8978

E nbulling@pggwrightson.co.nz

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#### **Deadline Private Treaty**

(Unless Sold Prior) GST Inclusive Closes 4.00pm, Thursday 5 November 2020 PGG Wrightson Real Estate, Cromwell

www.pggwre.co.nz/CRO32949





#### OMAKAU, CENTRAL OTAGO Racecourse Road

#### **Country Lifestyle Awaits - 16.0950 Hectares**

 $Located \ in \ the \ heart \ of \ Central \ Otago, \ Omakau \ and \ the \ surrounding \ area \ is \ well \ known \ for \ long \ hot$ summers and short cold winters. With many leisure and recreational offerings in close proximity, this is a fantastic opportunity to be part of a growing community and to create your own dream home with space for the lifestyle you have always dreamed of.

Omakau has all the amenities a small town needs. Call now to view this 16 hectares of flat ground with panoramic views and plenty of options for building sites - a wonderful Central Otago lifestyle awaits.

**Shaun O'Docherty** M 021 708 165

**E** sodocherty@pggwrightson.co.nz

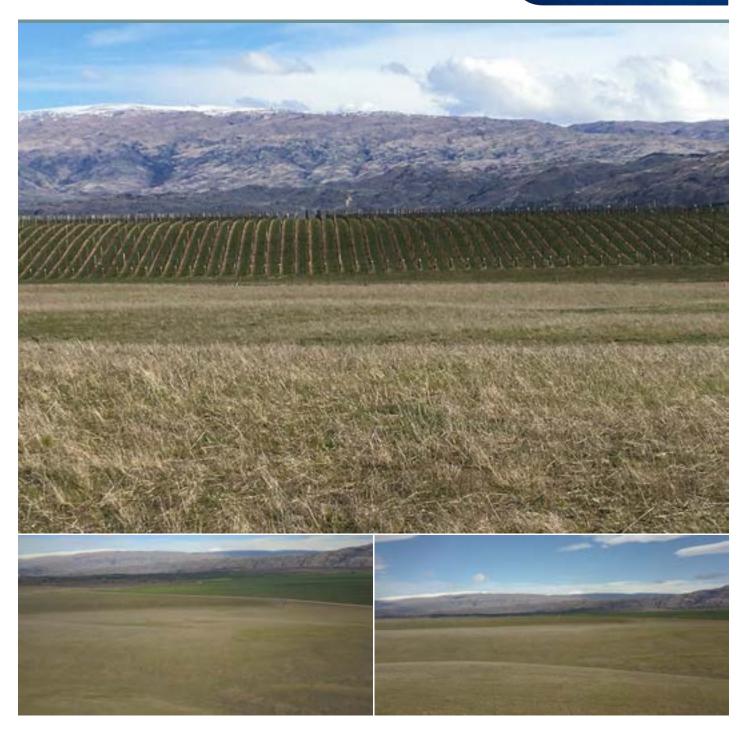
**Mike Direen** 

M 027 434 0087

**E** mdireen@pggwrightson.co.nz

\$360,000

**GST** Inclusive



## ALEXANDRA, CENTRAL OTAGO Lot 2 McArthur Road

#### **Vineyard Views - 8 Hectares**

A fantastic eight hectare block at great value at \$355,000. A blank canvas with panoramic views over rural land, vineyards and a wonderful backdrop of hills and mountains - pure Central Otago at it's best. Secluded down a long drive from the end of McArthur Road with plenty of space and scope to build that dream home and/or a work from home business base. Grow some livestock, fruit trees and/or veges, create a sustainable lifestyle - or simply enjoy overlooking the land as it is from your semi rural homestead.

Call now for your appointment to view.

#### **Shaun O'Docherty**

**M** 021 708 165

**E** sodocherty@pggwrightson.co.nz

#### \$355,000

**GST** Inclusive





## ALEXANDRA, CENTRAL OTAGO Thyme Fields Road

#### **McArthur Ridge Fields**

Wake up to magnificent 360-degree mountain and vineyard views. Set in the heart of Central Otago, make your choice from four hectare to nine hectare fully-fenced sections with power, fibre and potable water to the boundary plus sealed access to individual Lots.

Build your very own executive home on your fully fenced block with Macrocarpa post and wire fencing, blending seamlessly into the unique Central Otago landscape.

Enquire now about these superb building sites with buyer friendly covenants, within easy commuting distance to Alexandra and Clyde.

#### **Shaun O'Docherty**

M 021 708 165

**E** sodocherty@pggwrightson.co.nz

#### From \$385,000

**GST** Inclusive



## ALEXANDRA, CENTRAL OTAGO 217A Manuherikia Road

#### Manuherikia Views - 1.7 Hectares

Situated just two kilometres from Alexandra on an elevated section overlooking the Manuherikia River. Choose your own building platform on the 1.7 hectares with the best views.

You also get to enjoy the small apricot orchard located at the Northern boundary.

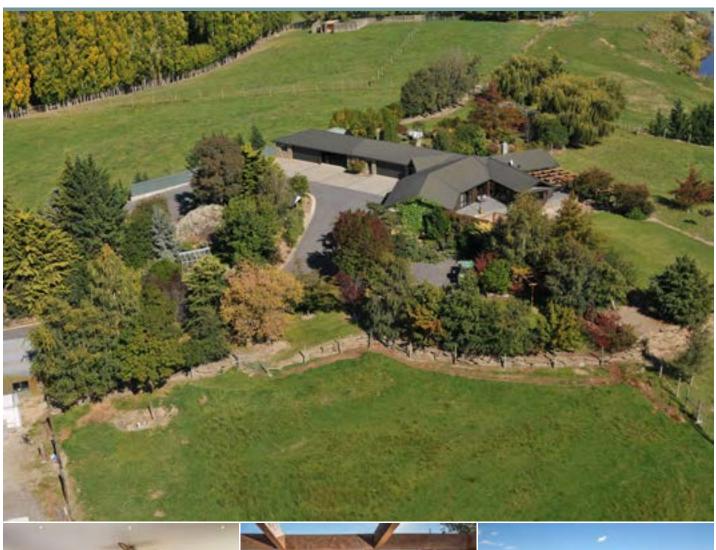
The only way to appreciate this exciting opportunity is to call now and come and view the property to choose your building platform.

#### **Shaun O'Docherty**

**M** 021 708 165

**E** sodocherty@pggwrightson.co.nz

#### **Price by Negotiation**









#### ALEXANDRA, CENTRAL OTAGO 196 Chapman Road

#### **Larger Than LIFEstyle - 8.2 Hectares**

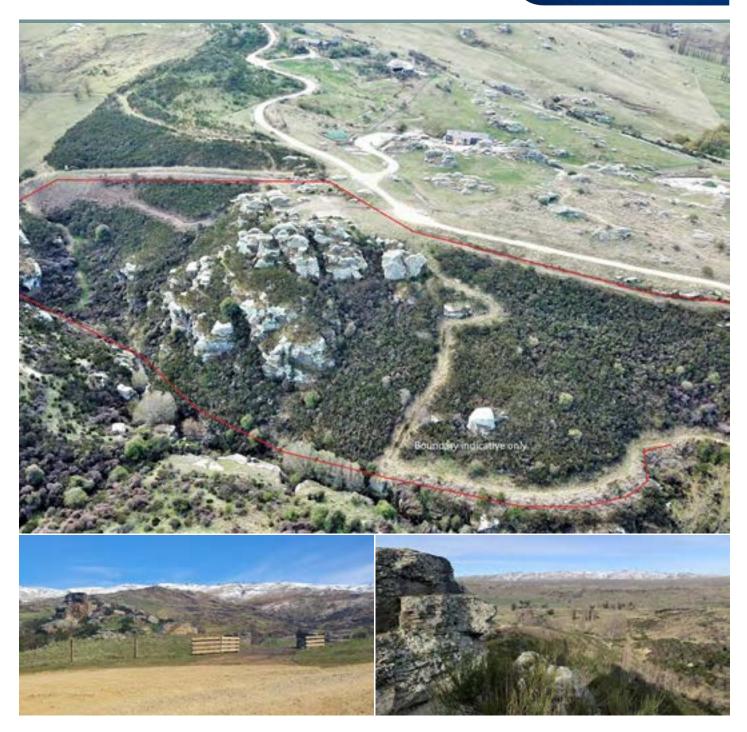
If you're looking for a spectacular entertainers home with captivating views and space for your car  $\,$ collection, this is the lifestyle you've been waiting for! Spacious open plan living, a formal lounge, both of which flow out onto sheltered entertaining areas with a huge outdoor fireplace. A cosy lounge with multi fuel burner, office, sewing room/nursery and tons of storage space offers something for everyone. The large master suite benefits from a huge walk in robe and en suite. Fifth bedroom/teenagers retreat and six car internal access garaging. There is an opportunity to purchase a further 35ha of adjoining land (in three titles) with subdivision potential, very handy to Alexandra.

M 027 434 0087

E mdireen@pggwrightson.co.nz

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#### **Price by Negotiation**



#### FRUITLANDS, CENTRAL OTAGO Symes Road

#### **Build Your Future Among the Rocks - 3.0650 Hectares**

Build your dream home here nestled between Central Otago Schist rock formations with snow-capped mountain and rocky valley views. This 3.0650 hectare rocky outcrop lifestyle block is located just over a kilometre off SH8 on Symes Road in Fruitlands. This is a lovely quiet lifestyle location where you can enjoy your own space. Symes Road is home to Mitchells Cottage which is a historic stone house, built during the gold mining era, it is listed as a Category I Historic place. The Fruitlands district is located on SH8, 27km north of Roxburgh and 13km south of Alexandra. Currently being subdivided. Title issue along with water and power to boundary will be completed upon settlement.

#### **Sally Taylor**

**M** 027 346 7986

**E** sally.taylor@pggwrightson.co.nz

#### **Coll MacCormick**

M 027 688 8192

E coll.maccormick@pggwrightson.co.nz

#### **Deadline Sale**

GST Inclusive (Unless Sold Prior) Closes 4.00pm, Wednesday 28 October



## **ROXBURGH, CENTRAL OTAGO** 3314 Fruitlands - Roxburgh

#### Orchard Lifestyle And Income - 3.012 Hectares

A rare opportunity has arisen to own and operate a popular orchard and fruit stall in stunning Central Otago, located on SHW8 Dunedin-Queenstown with visibility from both directions and safe off-road parking. A successful family owned and operated business with a loyal customer base, has been in the family for 25 years and one of the first orchards set up in Central Otago, producing fruit for over 100 years. Comfortable three to four bedroom family home privately situated in the heart of the orchard. Ready for new owners to come straight in and take over with plenty of room for growth and to put your own spin on.

#### **Sally Taylor**

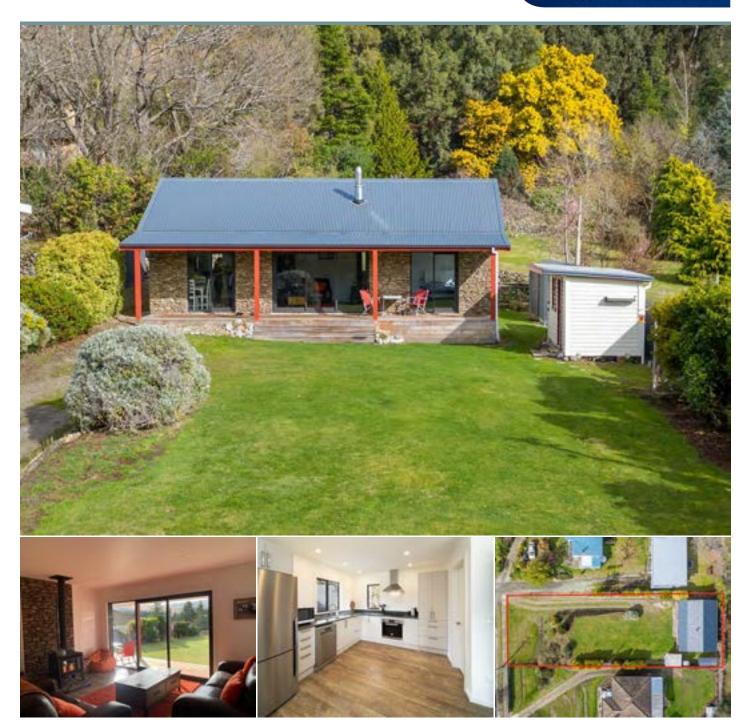
**M** 027 346 7986

E sally.taylor@pggwrightson.co.nz



#### \$790,000

Plus GST (if any)



#### ROXBURGH, CENTRAL OTAGO 243 Scotland Street

#### Stunning in Central Otago Schist - 1012m<sup>2</sup>

This wee gem is situated in the Teviot Valley's town of Roxburgh, almost tucked out of sight on a wonderfully elevated and landscaped section boasting an array of plants including native grasses and fruit trees. This character cottage was completed in 2018 with great attention to detail making it a picturesque comfortable family or holiday home. The open plan modern kitchen, dining and lounge provides plenty of space for entertaining and relaxing while enjoying the seamless indoor/outdoor flow to the deck. Directly opposite the golf course and a short stroll to the Clutha River with the Roxburgh Gorge Trail, Clutha Gold Trail, Lake Roxburgh and good cafes and shops also on your doorstep.

#### **Sally Taylor**

M 027 346 7986

**E** sally.taylor@pggwrightson.co.nz

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#### \$445,000

**GST** Inclusive



#### ROXBURGH, CENTRAL OTAGO 1254 Teviot Road

#### **Central Otago River View Luxury**

3.2ha versatile lifestyle property on the banks of the Clutha River featuring a beautiful two storey Oamaru stone homestead with stunning views. Five double bedrooms and four bathrooms gives this property so many options. The living areas include a kitchen with walk-in pantry, a grand entertaining dining/lounge room, breakfast room, two further lounges, office, hobby room and laundry. Within the grounds you will find an internal access double garage, twenty metre lap pool, spa pool, gym room and large workshop. Beautifully established gardens, lawns and market garden which is currently leased out. Whether its hospitality dream or family lifestyle, this property is sure to tick all the boxes.

#### **Sally Taylor**

M 027 346 7986

**E** sally.taylor@pggwrightson.co.nz

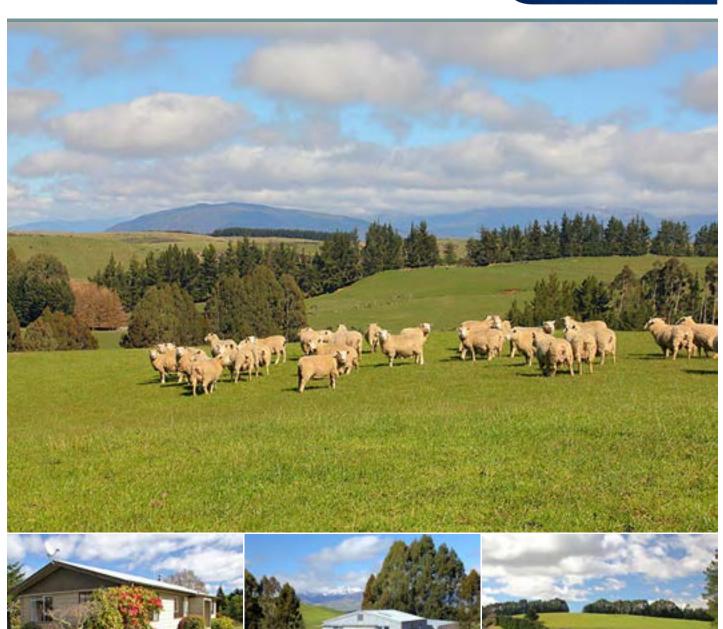
#### **Craig Bates**

M 027 489 4361

**E** craig.bates@pggwrightson.co.nz

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#### **Price by Negotiation**





#### **First Farm Opportunity**

Ideal starter unit or large lifestyle farm, 21ha approximately (subject to final survey).

Tidy four bedroom home with rural and mountain views. Three stand woolshed and covered yards, separate workshop with power, plus implement shed. Some deer fencing, and good standard of internal sheep fencing. Recent pasture renewal, in excellent heart. Located close to Lake Te Anau and Fiordland.

#### **Nick Robertson**

M 027 431 6533

**E** nrobertson@pggwrightson.co.nz



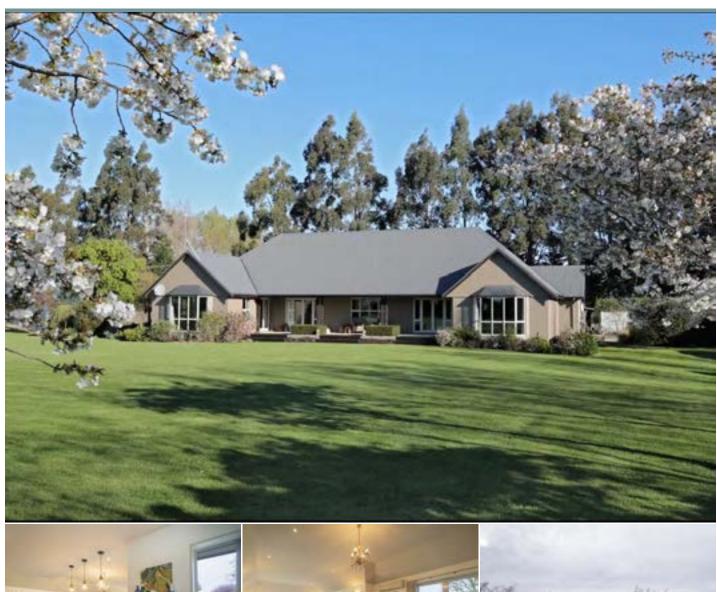




#### \$895,000

GST Inclusive

www.pggwre.co.nz/TAN32946









## **WINTON, SOUTHLAND** 52B Gap Road West

#### **Executive Lifestyle With Location**

 $Immaculately\ presented\ north\ facing\ four\ bedroom\ dwelling,\ located\ on\ Winton's\ town\ boundary.\ The$ spacious 300m² dwelling has open plan living/dining opening out onto two patios providing good  $indoor/outdoor\ flow.\ Separate\ lounge,\ laundry,\ bathroom\ and,\ internal\ access\ double\ garage.\ Well$ heated with zoned underfloor heating, multi-fuel burner, heat pump, double glazing and heat transfer system.

This 2.0133ha property offers location, privacy and quality, sure to impress the most discerning buyers.

M 027 478 6517

**E** irussell@pggwrightson.co.nz

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#### **Enquiries Over \$995,000**

**GST** Inclusive

www.pggwre.co.nz/INV32627



#### WYNDHAM, SOUTHLAND 53 Redan Street

#### **Wyndham Town And Country Club**

Large building set on 1.4773ha. Three large lounges, kitchen, two storerooms, office, walk-in chiller, large attic, two large heat pumps, Fisher wood fire. Lounge  $1 - 8.9 \times 17.7$  metres (157m²), Lounge  $2 - 9 \times 17.7$  metres (157m²), Lounge 2 - 9 $13.3 \text{ metres } (119\text{m}^2)$ , Lounge  $3 - 6.2 \times 13.2 \text{ metres } (81\text{m}^2)$ . Town water and sewage. Built in the seventies, this property offers the purchaser many exciting options for the future, situated only 43km to Invercargill, 29km to Gore, 197km to Queenstown and 169km to Dunedin. Create a large home, function centre, wedding venue, accommodation/tourist business, within the Wyndham town boundary, the options are endless.

#### **Robin Greer**

M 027 433 2058

**E** robin.greer@pggwrightson.co.nz

#### **Derek Ayson**

M 027 667 9601

**E** derek.ayson@pggwrightson.co.nz

#### **Deadline Private Treaty**

Plus GST (if any) No Prior Offers Closes 4.00pm, Tuesday 20 October

www.pggwre.co.nz/INV32788



## **PROGRESS VALLEY, SOUTHLAND** 174 Progress Valley Road

#### **Luxurious Catlins Country Retreat B & B**

Located in sheltered rural setting only 1.74 km off the Catlins Scenic Route. Three luxurious fullyfurnished suites with their own high-end ensuites and views of extensive gardens. At the other end of this great home your own private two bedrooms, lounge, dining room, kitchen and office. Underfloor heating, near new Yunca burner and double garage complete this magnificent home. Within the 3.5ha is a well-established garden, fenced tennis court and a large area of southern pasture which gives opportunity to grow this business, the options are endless in this fast growing tourist route. Cabins, Campervan parking, Weddings, Cafes or just a peaceful lifestyle block - the choice is yours.

#### **Robin Greer**

M 027 433 2058

E robin.greer@pggwrightson.co.nz







#### \$595,000

Plus GST (if any)

www.pggwre.co.nz/INV32095





To Pledge: ihc.org.nz/Pledge or 0800 442 500

# IHC CALF & RURAL SCHEME

Making a difference in the lives and futures of people with intellectual disabilities in rural communities



