



LIFESTYLE

Collection



Chateau among
Waikato's finest

Lake Karapiro See inside for details

Welcome

New Zealand's unique situation helping drive unprecedented demand for lifestyle property

In the remarkable era we are currently progressing through, the rest of the world regards New Zealand as an oasis, largely or relatively secure from the threats prevailing elsewhere. Within our small safe nation, the drive for a home that offers peace, tranquillity, a haven from the world, and the scope to explore and realise personal dreams has never been stronger. As a consequence the lifestyle property market is trending at record levels.

In the year to December 2020 25.9 per cent more lifestyle properties sold than in the year to December 2019. During the three months to December 2020 the median price for all lifestyle properties sold was \$835,000, a \$110,000 rise on the same period during 2019, representing a 15.2 per cent increase.

Whether the lifestyle sector continues to perform that way, with more properties selling for higher values, remains to be seen.

What is evident is that the conditions that feed the demand for lifestyle property are not likely to change: people will continue to seek out the views, space, fresh air, recreational opportunities and friendly communities that country living offers. Whether such properties will still be abundantly available in the longer term is less certain.

What we do know is that plenty are for sale in the present market, as evidenced in the high quality offering, from throughout the country in the following pages.

In such heightened conditions it is more important than ever to seek out trusted help and guidance. PGG Wrightson Real Estate is fully resourced to assist, whether you are looking to buy, sell or simply take a general interest in lifestyle property.

We are a national team of local experts, with New Zealand's largest rural service brand behind us. Beyond identifying your dream property and securing a mutually satisfactory sale and purchase agreement, our broader company's expertise encompasses the broad scope of rural life and business, making us a reliable, trustworthy partner, ideally placed to assist you into a new rural lifestyle in a new community.

Our team of lifestyle property specialists awaits your call.



Peter Newbold
General Manager
Real Estate & Livestock

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Relocated 1910 convent school on sale for the first time

HAM33718, 61 Butcher Road, Tamahere
(See pages 19-21 for details on this property)



The background image shows a large, two-story house with a wide veranda and a fountain in the foreground. The house has a light-colored exterior and a dark roof. The fountain is a multi-tiered, ornate structure with water spraying upwards. The foreground is a gravel driveway. The sky is clear and blue.

Cover: **Chateau on Lake Karapiro**
CAM33721, 845 Maungatautari Road, Cambridge
(See pages 27-29 for details on this property)

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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.

North Island

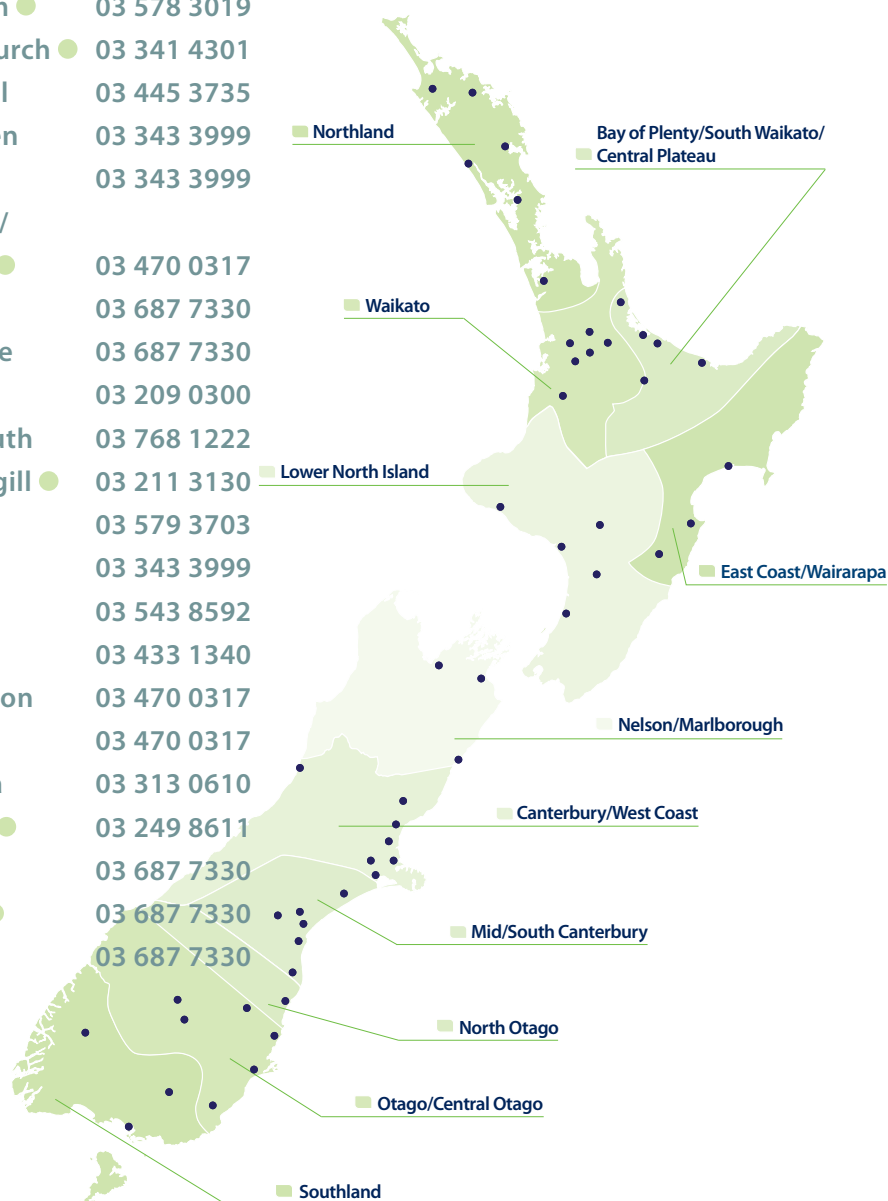
Cambridge	07 823 0647
Dargaville	09 439 3342
Feilding ●	06 323 0076
Hamilton ●	07 858 5338
Hastings ●	06 878 3156
Kaitia	09 408 6130
Katikati	07 571 5795
Kerikeri	09 407 4832
Levin ●	06 367 0820
Masterton	06 370 1867
Matamata	07 858 5338
Morrinsville	07 889 0171
Pukekohe	09 237 2014
Rotorua ●	07 349 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
Nelson	03 543 8592
Oamaru	03 433 1340
Palmerston	03 470 0317
Ranfurly	03 470 0317
Rangiora	03 313 0610
Te Anau ●	03 249 8611
Temuka	03 687 7330
Timaru ●	03 687 7330
Waimate	03 687 7330

● PGG Wrightson Real Estate Regional Office

● PGG Wrightson Real Estate office locations



Our company

PGG Wrightson Real Estate Limited is one of New Zealand's largest single full-service real estate companies and is well-placed to offer exceptional specialist service throughout the nation. With 14 regional offices plus an additional 37 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 world-class service

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

People focused

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

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

Unbeatable track record

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

A national team of expert locals.



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 November 2020 to 30 January 2021.

SOLD



Whakamarama 18 hectares

Andrew Fowler

A private and sheltered architecturally designed home with sea and farm vistas, expansive landscaped grounds and mature gardens. With fertile soil, quality races, fencing and water, this was once the Bay of Plenty's best dairy farm, and until recently a high producing beef stud.

SOLD



Pahoia 2.08 hectares

Kirsty Walker

On Pahoia peninsula's north face, this block includes an elevated house site with outstanding sea views, plus access to a sandy beach. Park-like grounds set in over 120 mature avocado trees: an orchard that has produced above average yields for a decade.

SOLD



Horsham Downs 1 hectare

Russell Thomas

A high performance family home, suited for entertaining, set in manicured and diversely planted grounds on a quiet road in one of Hamilton's most coveted lifestyle locations. An extraordinary lifestyle with a country flavour close to urban amenities.

SOLD



Raglan 6.86 hectares

Jono Hutson

A water-lover's sanctuary surrounded by native bush, presenting fishing, boating, kayaking, hunting and whitebait nearby. A QEII covenant and spray-free status for more than four years, gives this organic property credentials for sustainability-focused ventures.

**SOLD**

Raukawa 7.68 hectares
Rachael Bryant

A warm family home built for all-day sun and alfresco living on a private, elevated site. Flat to gently sloping contour, plus a steep hill at the rear provides grazing for horses, sheep or cattle, while the front deck captures the stunning rural vistas.

SOLD

Havelock 18.13 hectares
Greg Lyons & Joe Blakiston

A modern, well-appointed two-storey home on a private elevated hillside with stunning rural views, a separate large workshop, plus land for a pony or sheep. Country living in a friendly rural community with hunting and fishing near at hand.

SOLD

Claremont 2 hectares
Ian Grigor

A modern, sun-drenched home with views to the mountains, sea and plains. A rimu kitchen, two spacious living areas and easy indoor-outdoor flow, coupled with a large orchard on prime land bearing apples, cherries, pears, nectarines, pine nuts and almonds.

SOLD

Chain Hills 1.65 hectares
Donna Tisdall & Craig Bates

Peace, privacy, and sun from dawn till dusk combine in this recently renovated home, making for idyllic country living via a warm, welcoming aura. A family room and modern kitchen, with three double bedrooms, ensures space to relax and enjoy.

SOLD

Coal Creek Flat 3.01 hectares
Sally Taylor

Central Otago's first stonefruit orchard: a comfortable home in the heart of a successful family-owned business on land that has produced fruit for over 100 years. Currently growing cherries, apricots, nectarines, peaches, plums, greengages, pears, quinces, raspberries and boysenberries.

SOLD

Winton 2.01 hectares
Ian Russell

Location, privacy and quality on Winton's town boundary, this immaculately presented and spacious north facing four bedroom dwelling includes open plan living and dining, good indoor-outdoor flow, an internal access double garage and comprehensive heating and insulation.

North Island

Lifestyle property is in heavy demand through most of the North Island.

Northland's lifestyle property attractions include excellent value, with a current median selling price of \$642,500.

In Auckland Rodney and Franklin draw attention, while the region's median price is \$1,310,000.

In Waikato Hamilton's southern edge is in high demand, while Waipa, Matamata, Piako and Taupo are also sought after.

Values for Gisborne lifestyle property sales rose by 79 per cent during 2020.

Horowhenua, Manawatu and South Wairarapa are the lower North Island's most favoured lifestyle property districts.





KAITAIA, NORTHLAND

Natures Retreat Relax and Enjoy Peaceful Lifestyle

This 27.6ha property with two titles is decorated with snippets of native bush and breath taking views, simply waiting to provide you with a peaceful atmosphere to relax and enjoy lifestyle living at its finest. With several possible sun drenched house sites available to choose from, whether it be overlooking your own serene pond setting or the picturesque landscape on offer the choice is yours to fulfil your dreams for the ultimate in lifestyle living. Stock are also sure to be well taken care of with land currently divided into well sheltered generous sized paddocks with ample water supply provided by fresh natural springs and dams. Located 9km from Kaitia township.

Paul Yates

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Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/KAI33030



UMAWERA, NORTHLAND

Living the Dream in Umawera

Modest three bedroom Kauri Villa with sleepout and a large implement shed and two half round barns. 39.8ha with over 30 paddocks with central racing and dam or trough in every paddock. Good cattle yards and further outbuildings. Real gem of a property with a great feel and nestled on the edge of an estuary on the upper reaches of the Hokianga harbour with abundance of marine life. The farm is well presented and winters approximately 60 head of cattle.

\$847,000

Plus GST (if any)

www.pggwre.co.nz/KER33509

Andrew Ludbrook

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E aludbrook@pggwrightson.co.nz



DARGAVILLE, NORTHLAND

5 3 2

Privacy and So Much More

11 hectares with a large five-bedroom family home. There are three living/family rooms and separate dining, three bathrooms, an office and internal garaging. Patio and fully fenced entertaining area. Three bay shed plus one end lockable as well as a four bay lean-to. This is a must see property, located only 13 kilometres from Dargaville, with privacy, seclusion and sweeping rural views.

POA

Plus GST (if any)

www.pggwre.co.nz/DAG33764

Megan Browning

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WHAKAPARA, NORTHLAND

Very Desirable in a Great Location

I have instruction to sell this property, the vendors plans have changed and now it is time to move it on. So close to town, located next to the Whakapara service station with Hikurangi just 6km away and Whangarei town centre 20km down the road. This 37.54 hectare property is fenced into 20 paddocks, and has flat land, great soil type, ample water and good fencing. There is also a lockable three bay barn with power to it and sound stock yards with load out facility. This property will attract a range of interest, so give Dennis a call for further information or to arrange a viewing.

\$895,000

Plus GST (if any)

www.pggwre.co.nz/WHG33818

Dennis Wallace

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E dennis.wallace@pggwrightson.co.nz



KAMO, NORTHLAND

2 1 2

Four Hectare Hideaway Haven

Boasting uniqueness and location is this 4.469 hectare property that is so close to town, with Hurupaki primary just 1.5km away and Kamo village 2.6km down the road. The current accommodation is a comfortable two bedroom cottage with garaging attached, which would make a great rental or additional family accommodation while building your home on one of the great building sites the property provides. Lake Ora is on one boundary, native bush is on another and the right of way services no other properties, all of which creates a uniquely private situation, yet so close to all the amenities. This property will attract a range of interest, so give Dennis a call for more information.

\$1.3M

GST Inclusive

www.pggwre.co.nz/WHG33807

Dennis Wallace

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AUCTION SUCCESSES

illustrate outstanding
lifestyle market

Many lifestyle properties are achieving outstanding results at auction.

Sloane Morpeth is PGG Wrightson Real Estate's North Island auctioneer. He has conducted several successful auctions recently, and has more scheduled during autumn.

"We are regularly exceeding vendor expectations for lifestyle property. Buyers are motivated and enthusiastic. Formalising their competition via auction is an excellent way to determine value, particularly with the market so buoyant," he says.

Early February auctions include an Onemana, Coromandel peninsula 'beach pad', offered for sale by Andrew Fowler of PGG Wrightson Real Estate, Tauranga.

"A great location, in a hidden coastal paradise,

with easy walks to the shops and the beach, Sloane conducted the auction onsite, under the Norfolk pines, on a sunny Saturday afternoon. We had four bidders on the phone, plus several others gathered on the day. Under Sloane's guidance, the bidding finished at \$1.05 million, which emphatically exceeded the vendors' expectations, leaving them ecstatic," says Andrew.

Also selling well under the hammer was a six bedroom Tamahere, Hamilton property, marketed by Russell and Angela Thomas of PGG Wrightson Real Estate, Hamilton.

"People desire more than ever to live on a lifestyle block: the advantages of country living, while remaining connected. A high



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Competition via auction is an excellent way to determine value, particularly with the market so buoyant

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quality home, ideal for multi-generational family living, or an Air B&B business, this property attracted huge attention, with 76 viewings in a short campaign, culminating in four bidders tabling 16 bids in an active, competitive auction room. It sold for \$2.35 million: an excellent result," says Angela.

Meanwhile, Kirsty Walker of PGG Wrightson Real Estate, Tauranga, had auction success on a highly picturesque 1.4 hectare property fronting Mangakarengorengo River, Lower Kaimai.

"We received more than 120 genuine text, phone or email enquiries, including some

from people with family members overseas asking them to view the property. Three active bidders were at the auction, with two more on the phone, plus others with conditional finance, and more we heard from since who were unable to organise their finances in time. A successful bid of \$1.15 million exceeded expectations and delighted the vendor," says Kirsty.

PGG Wrightson Real Estate National Sales Manager, Camron Meade says auction is proving its worth.

"In many instances, our salespeople and vendors are finding it best to leave decisions on property values to the purchaser.

"Prices have recently gone to surprising levels. With such strong demand, buyers outnumber the properties available, putting upward pressure on the market. As a consequence, purchasers are prepared to pay more than many vendors expect.

"In those circumstances, as the present results testify, the best and most transparent way to sell a lifestyle property is through auction," says Camron.





WAIPU, NORTHLAND

Sea the View

Elevated lifestyle block with outstanding rural, bush and sea views on a quiet country road with no building covenants. Just 9km from Waipu Village and an easy commute to lovely beaches, cafes and schools.

The property consists of 5.7982 hectares of grazing land with a small amount of covenanted native bush, scattered native trees and a dam. This block has amazing views of farm land, large amounts of native bush and lovely sea views.

Tracey Parrish

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Price by Negotiation

Plus GST if any

www.pggwre.co.nz/WHG33313



MARERETU, NORTHLAND



An Unfinished Project

Escape the rat race and relocate to this beautiful private larger lifestyle property where you can stamp your own mark. This 17.1736 hectare grazing property has a lovely feel to it with scattered native trees, three dams, stock yards and plenty of scope to improve where required. There is also a large flattened area that would suit being a horse arena or contractors yard. The shed has beautiful polished concrete floors and large double stackers so you can soak up the lovely rural views and bring the outdoors in. There are two bedrooms and open plan living. Bathroom is still to be completed but a shower room is available while you finish the project.

Tracey Parrish

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Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 4.00pm, Friday 19 March

www.pggwre.co.nz/WHG33778



WAI AU PA, AUCKLAND 310 Wright Road

4 3 2

Waiau Pa Lifestyle Beckons

Some 25 years ago the vendors of this property decided to develop this lifestyle property, creating not only an avocado orchard but a grazing block with its own private bush walk, to their own orchard with an array of fruit trees. They built the current home and moved in in December 2006. But due to health reasons it is now time to move on and the property is now on the market to be sold. The vendor instructions are clear that property needs to be sold. The property is 7.1530 hectares approximately in size. With the 285m² home, own bore, shedding, seven blocks of avocados containing 420 trees approximately and seven grazing paddocks as well, for the livestock of your choice.

Mark Needham

M 027 704 6833

E mneedham@pggwrightson.co.nz

Enquiries Over \$2M

Plus GST (if any)

www.pggwre.co.nz/PUK33716



PURANGI, THAMES 121B Purangi Road

5 2 4

Tranquil Gourmet Oasis

This outstanding property with superior brick 400m² home basks in all day sun on 15.28ha of fertile north facing flat and rolling pasture and is nestled against your own private forest backdrop with spring fed pond. Lovingly developed with superb attention to detail and design - properties of this calibre are a rare treasure to find. Peace and privacy abound in this wonderfully elevated position set back from the road with stunning panoramic views and starry night skies. Spacious modern living - the tiled central conservatory with fireplace flows seamlessly to sheltered alfresco patio entertaining area with woodfired pizza oven. A gourmet's dream awaits - boasting two chef's kitchen's.

Emma Muir
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Johan Van de Put
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E johan.vandeput@pggwrightson.co.nz

\$2.95M

www.pggwre.co.nz/MOR33693



WAIHI 352C Woodlands Road

3 1 2

Wonderfully Woodlands

This attractive property is set on 16ha (more or less) of mixed contour land in a peaceful valley primarily in grazing with pockets of mature native bush. Featuring a modern 2010s spacious and well positioned family home. Follow one of the path ways that meander through fruit trees from the home to a rocky stream on the boundary where you have complete privacy & your own swimming hole. A modern 3 bay implement shed with power provides great storage space for the toys. Consistent water supply from a bore provides all watering needs.

Deadline Private Treaty

(Unless Sold Prior)
Closes 4.00pm, Thursday 25 March

www.pggwre.co.nz/WAH33642

Lester Mullan

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E lester.mullan@pggwrightson.co.nz



TAMAHERE, WAIKATO 61 Butcher Road

7 5 3

Idyllic Living - Sun-drenched and Private

One-of-a-kind, this 461m² (approx) home in a blue chip lifestyle location comes with a wonderful slice of history. Built in 1910 as a convent school house, it was moved from Wairoa some 7-8 years ago and repurposed for large family living in a peaceful rural landscape. A three-car garage with a modern (tenanted) flat was added at the time of reassembly. This beautiful home rewards a family with space, flexible living/income options, and modern comforts. It is brimful of character and contains a large master suite with original chapel windows and a Shaker-style kitchen with a big butlers pantry.

Auction

GST Inclusive
(Unless Sold Prior)
2.00pm, Wednesday 3 March
PGGWRE, 87 Duke Street, Cambridge

www.pggwre.co.nz/HAM33718

Russell Thomas

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E russell.thomas@pggwrightson.co.nz



Relocated **1910 CONVENT SCHOOL** on sale for the first time ever

pggwre.co.nz/HAM33718

An historic home on a one hectare Tamahere, Waikato lifestyle property is for sale for the first time ever.

Presented to the market by Angela and Russell Thomas of PGG Wrightson Real Estate, Hamilton, the house was originally built in 1910 in Wairoa, where it served as a convent school and the home for generations of nuns for over a century. As Angela Thomas explains, it was relocated in 2013.

"It was moved from Wairoa in four pieces and put back together here. With seven bedrooms, five bathrooms, open plan downstairs with an adjacent lounge and study in the historic residence, it also has an adjoining modern three-car garage, with a flat above.

"As the move required precise deconstruction followed by extensive reconstruction, the

house is in excellent shape, with everything level, re-plumbed and re-wired, and an up to date code of compliance," she says.

Angela says its history and character are immensely appealing.

It was moved from Wairoa in four pieces and put back together here.



"A three metre downstairs and upstairs stud gives it a stately, expansive feel, while the two front and one side verandahs draw us back to a bygone era. Much colourful stained glass remains, including windows in what was originally the chapel, now re-purposed as a large master bedroom. Its generous Shaker-style kitchen with full ceiling glass display cabinets and a large adjacent butler's pantry, further evoke its original period and use.

"Outside, its established manicured gardens to the front, a large cast iron fountain from England, a chicken run, a young orchard, post and rail fencing and liquid amber-lined driveway, further underscore the property's charm," she says.

With its own lounge-bathroom-kitchenette the flat above the garage could offer a new owner extra income as a rental, or self-contained accommodation for extended family. At 460 square metres, the house also has a brand new high end water filtration system.

After its relocation, its first Tamahere owners on-sold to acquaintances, then its current owners bought it privately after expressing their interest through a note in the letterbox, which means this is the first time the property will be offered for public sale.

The auction will be held at 87 Duke Street, Cambridge at 2pm on Wednesday 3 March.



Russell Thomas
*Lifestyle & Rural Sales
Consultant*
M 020 4004 0360



Angela Thomas
Lifestyle Sales Consultant
M 020 4004 0368





TE KOWHAI, WAIKATO 376 Horotiu Road

4 2 2

Top Quality!

This property is set on 8.9904 hectares (more or less) of great productive flat land. The soil is top quality Waikato sandy loam and would suit various uses including grazing beef, equine or possibly horticulture. The land is divided into 15 good sized paddocks, with a bore water supplied trough in each.

It features a wonderful modern brick home to enjoy that was built in 2017. This family sized home has four double bedrooms, a family bathroom and an ensuite off the master bedroom. Outside of the living area is a peaceful patio area so you can enjoy the outdoors.

This property is quiet, peaceful and has the convenience of being close to amenities.

Richard Thomson

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Auction

(Unless Sold Prior)

11.00am, Wednesday 10 March

PGGWRE, 87 Duke Street, Cambridge

www.pggwre.co.nz/HAM33765



TAMAHERE, WAIKATO 110 Tamahere Drive

3 2 2

So Many Options - Lifestyle or Equestrian

Escape to the country and enjoy the charms of this established 2.6052ha approx block in sought-after Tamahere. Its relaxed rural aesthetic is enhanced by stunning views, picturesque gardens, open space and well-fenced paddocks. The family home offers the comfort of underfloor heating throughout, the bonus of a deluxe master suite and a large games room for family entertainment. There are open and formal living options, a country-sized kitchen and alfresco niches for outdoor fare. Enjoy village life and country living in a location with quality school zoning and proximity to Hamilton and Cambridge.

Auction

GST Inclusive
(Unless Sold Prior)
2.00pm, Wednesday 3 March
PGGWRE, 87 Duke Street, Cambridge

www.pggwre.co.nz/HAM33654

Russell Thomas

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E russell.thomas@pggwrightson.co.nz



TAMAHERE, WAIKATO 254a Tauwhare Road

6 4 3

Tamahere's Hidden Gem

If you have a discerning eye for both quality and opportunity, then 254a Tauwhare Rd is bursting with options. Within the 4.23ha property are two separate homes; ideal for extended family living or perhaps two families, or as an income stream. Attention to detail is outstanding throughout, from the superbly planted grounds to the thoughtful design of both homes and the many extras including a 14m long shed, workshop with mezzanine, tractor shed and double garage. Mature trees and well-designed landscaping soften the generous infrastructure, providing a spectacular setting from which to enjoy life. 'Argent Farm' is almost exactly central to both Hamilton and Cambridge and their many amenities

Scott Borland

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Auction

(Unless Sold Prior)

11.00am, Thursday 18 March

PGGWRE, 87 Duke Street, Cambridge

www.pggwre.co.nz/CAM33781



RAGLAN, WAIKATO 23 Main Road

5 2

Romance In Raglan

Built in the 1910s, it was once Raglan's police station but is now a stunning, character-filled villa updated for modern living but losing nothing of its old-world charm. Invoking a sense of yesteryear, this grand old dame features high ceilings and polished native wooden flooring throughout imbuing a rich warmth into this stunning property. Light, airy and tastefully decorated throughout, this spacious home boasts five dreamy bedrooms and two bathrooms. Call Jono today for further information, a LIM is available on request.

Jono Hutson

M 021 488 766

E jono.hutson@pggwrightson.co.nz

Auction

GST Inclusive
(Unless Sold Prior)
11.00am, Wednesday 17 March
PGGWRE, 87 Duke St, Cambridge

www.pggwre.co.nz/HAM33756



OHAUPO, WAIKATO 74 Perrin Road

4 2 2

Premier Lifestyle

'Perrin Farm' is a beautifully peaceful undulating property of 9.2ha of flat sandy loam soils with a stream boundary along one side which feeds a duck pond. The Hinuera stone home has two dwellings under the one roof. The main home comprises four bedrooms, two and a half bathrooms, two living areas and a study. The separate accommodation has one bedroom, a bathroom and very spacious living area. The property is currently set up for boutique Thoroughbred raising and agistment. There are multiple large buildings currently fitted out for horses but which would ultimately suit any number of purposes.

Scott Borland

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Auction

(Unless Sold Prior)

11.00am, Wednesday 17 March

PGGWRE, 87 Duke St, Cambridge

www.pggwre.co.nz/CAM33643



CAMBRIDGE, WAIKATO 845 Maungatautari Road

5 4 3

Jewel In The Crown

Perfectly positioned above Lake Karapiro, this is a trophy property reminiscent of a French chateau with a grandstand view of the Lake in the most exquisite private setting. From the moment you enter you will appreciate that this five bedroom home with two bathrooms and two ensuites oozes quality. All the bedrooms have their own delightful Juliet balconies. Downstairs there is a kitchen which boasts a magnificent built in Aga stove and large butler's pantry, formal dining and living areas as well as guest quarters and a large office. A purpose built wine cellar/tasting room leads out to the pool and sauna area. Narrative cannot do this property justice - it has to be seen to be believed.

Scott Borland

M 027 486 4893

E scott.borland@pggwrightson.co.nz

Martin Lee

M 027 497 0830

E martin.lee@pggwrightson.co.nz

Price on Application

GST Inclusive

www.pggwre.co.nz/CAM33721

LAKE KARAPIRO CHATEAU

among Waikato's
finest



pggwre.co.nz/CAM33721

One of Waikato's most striking and prestigious lifestyle properties is for sale.

Regally overlooking Karapiro on the lake's southern shore, this trophy property, 13 kilometres east of Cambridge and suggestive of a French chateau, is listed for sale by Scott Borland of PGG Wrightson Real Estate, Cambridge, and colleague Martin Lee. Scott calls the home a contemporary classic, evoking an era of understated opulence.

"Its grand lines and majestic outlook would fit neatly in a Pyrenean or Alpine setting. At every turn, this home exudes quality, from the beautiful rosewood floors throughout; to the five bedrooms, all with lake views; to the Juliet balconies upstairs; and the kitchen, featuring a magnificent built-in Aga stove and large butler's pantry," he says.

Designed to maximise the view, the hallways on each storey are set on the south side, focusing every room north across the lake. Each wing has a separate stairway, with the western stairs leading to a large bedroom

Its grand lines and majestic outlook would fit neatly in a Pyrenean or Alpine setting.



with ensuite, walk-in robe and extra storage room; while the eastern wing's stairs go up to the enormous master bedroom, with ensuite, plus Scottish and French themed bedrooms.

External features complement the 684 square metre house, says Scott.

"Entering through automated iron gates, visitors sweep beneath towering plane trees and along the manicured, cypress-lined drive to an elegant Italian fountain, encircled by the driveway and enclosed within a walled courtyard lined with white standard roses and box hedging.

"On the north side the home opens onto the sweeping curved infinity lawn maximising the lake views, while the south side looks out over post and railed paddocks, populated with mature trees providing a sense of seclusion. An orchard produces a harvest of pears, limes, lemons, grapefruit, persimmon and feijoas.

"This is a blue ribbon home of superlative grandeur," he says.



Scott Borland
Lifestyle & Residential Sales
Consultant
M 027 486 4893



Martin Lee
Rural & Lifestyle Sales
Consultant
M 027 497 0830





RAGLAN, WAIKATO 371 Maungatawhiri Road

4 3 3

48ha Views & Location

Located just a short drive from Raglan this 48ha (approx) property has a lot to like about it. The comfortable sunny four bedroom home is perfect for family and entertaining. Decks on both sides of the house provide sunny outdoor living opportunities no matter the time of day. Currently running 60 breeding cows this block is well set up for grazing cattle, 26 paddocks all with water fed from the reliable spring on the property, pumped to a tank then gravity to the troughs. This property has all the sheds you would require to store equipment, workshop, shearing shed, garaging, and a woolshed that has been converted to accommodation for friends and extended family.

Richard Thomson

M 027 294 8625

E richard.thomson@pggwrightson.co.nz

\$1.7M

Plus GST (if any)

www.pggwre.co.nz/HAM33373



OTOROHANGA, WAIKATO 75 Honikiwi Road

Bare Land, Fantastic Building Sites

11 hectares (more or less). Situated only 3km west of Otorohanga is this lovely property that boasts several fantastic building sites overlooking Otorohanga and east and beyond. Fenced up into 12 paddocks there is also races to help with stock movement. There is a spring located on the property. Power is just nearby. The property leads on to both Honikiwi and Wooster roads. Here is a hard to find property that you can build your dream home on with great views out east and a very good location. Be quick because quality properties like this do not last long!! Ring Pete for a viewing.

\$625,000

Plus GST (if any)

www.pggwre.co.nz/TEK33695

Peter Wylie

M 027 473 5855

E pwylie@pggwrightson.co.nz



TE PUNA, BAY OF PLENTY 23 Gill Lane

3 1

Villa At Te Puna

This charming 100 plus-year-old Kauri Villa was re-sited from the Avenues and now lies nestled in mature grounds at 'The Plot' orchard. There is avocado export income and repeat gate sale citrus custom. The hot water bore onsite allows for heating the pool, itself a cocoon between Villa and the neighbouring large, stylish board and batten 'barn'. Boutique accommodation or Packhouse? 1.5ha north facing. A sealed tennis court sits near the entrance and behind timber gates. 23 Gill Lane is on the coastal side of SH2, close to Tauranga and schools. Often sought, rarely found.

Kirsty Walker

M 021 527 352

E kirsty.walker@pggwrightson.co.nz

Auction

Plus GST (if any)
(Unless Sold Prior)
1.00pm, Thursday 11 March

www.pggwre.co.nz/TAR33752



MATAKANA ISLAND, BAY OF PLENTY Beach Front

Two Free Hammocks

560m of deserted volcanic white sand - absolute beachfront. Pure Pacific Island paradise! 37.62ha with Riparian Rights (you own to the high tide mark). Legal easement from harbour to ocean and south to the barge and jetty. Driveway and house site created. (Building plans consented). Mature forest of pine radiata trees ready to be milled (approx 25ha). Viewing by appointment only. A helicopter flight to view the property will be refunded for successful purchaser.

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/TAR33161

Andrew Fowler

M 027 275 2244

E afowler@pggwrightson.co.nz



MATATA, WHAKATANE DISTRICT 41 Walker Road

Coastal Lifestyle Section - 10.1276 Hectares

Bare land situated in a private, quiet possie with easy beach access. With a large section and the coastal reserve on the boundary, your family lifestyle will be set. Only minutes to walk to the beach for fishing, exercising the dogs, or horse riding between the rivers (Tarawera and Rangitaiki, WDC permission sought). Schools and town only 17km away in Whakatane.

A scheme plan has been proposed for sub-division of this property with two lots and two house sites. Everyone loves the beach - treat your family.

\$899,000

Plus GST (if any)

www.pggwre.co.nz/WHK32116

Phil Goldsmith

M 027 494 1844

E pgoldsmith@pggwrightson.co.nz



KAHAROA, ROTORUA DISTRICT 322 Dudley Road

3 2 3

Modern Living on 2.45 Hectares (Six Acres)

This lifestyle property has all the features one could ask for: double glazed, three generous bedrooms, master with en-suite, open plan living, in-ground swimming pool and triple garaging. The land is flat to undulating with some steeper, supported by a three-bay pole shed with two large stables, a tack room and one lockable bay. A separate concrete wash bay for the horse is also present. Water is via the Kaharoa scheme.

Kaharoa is approximately mid-way to either Rotorua, Te Puke or Tauranga. This property will not last long on the market in today's environment.

Graham Beaufill

M 027 474 8073

E graham.beaufill@pggwrightson.co.nz

Price by Negotiation

www.pggwre.co.nz/ROT33796



MARTON MANSION

oozing history

pggwre.co.nz/FDG33670

A grand home, built in 1901 and connected to one of Marton's pioneering families, is for sale.

Jacqui Campion of PGG Wrightson Real Estate, Fielding is selling the elevated grand expansive villa that sits on a 1.21 hectare block. She describes the home as perfect for a B&B, or well able to accommodate two families, and a wonderful opportunity to go to the next level.

"This home oozes history and features the kind of detail synonymous with the period: ornate pressed ceilings, superb lead light features, sash windows, chandelier lighting, decorative fireplaces and beautiful solid native timber joinery and floors.

"Downstairs features impressive living rooms and a large homestead kitchen, while an exquisite timber staircase leads up to the

seven bedrooms and extra bathroom. Bedrooms could be converted to a dining room, library or billiard room. A well-appointed two-bedroom accommodation wing is one of the outbuildings. A large rumpus room includes an extra kitchen that previously held a commercial license, and the property also has a substantial inground swimming pool," she says.

Original owner Sam Gibbons, destined to become one of early Marton's prominent citizens, was born in County Armagh, Northern Ireland in 1843.

Age 16 he arrived in Auckland in 1859, where he took up carpentry, fought in the Waikato in the New Zealand Wars, and spent time in



This home oozes history and features the kind of detail synonymous with the period:



Wellington and Whanganui. He arrived in Marton in the mid 1860s, where he continued to work as a builder, responsible for many of the pioneering town's early houses and commercial buildings, owned a series of

hotels and served in numerous civic roles, including as captain of the volunteer fire brigade.

Sam and wife Mary Ann had nine children, many of whom also played a prominent role in Marton life, including one, Clarrie, who was a nationally recognised marathon runner before becoming a prominent rugby administrator and chair of the New Zealand Rugby Football Union in his later life.

For their retirement Sam and Mary Ann built Armagh House in 1901, two kilometres from the town's centre, on its northern outskirts. He died there in 1907 aged 64, while Mary Ann lived until 1928.

In 1935 the Gibbons family sold the house to the Brethren Church, who transformed it into an orphanage that served Marton for 51 years.

The property is selling by deadline, with offers sought by 10 March.



Jacqui Campion
Residential Sales Consultant
M 027 593 9764



MARTON, RANGITIKEI 96 Tutaenui Road

10 3

Villa on Town Boundary 1.21ha

Completed in early 1900's is this elevated grand expansive Villa. Simply oozing history and featuring the kind of detailing synonymous with the period - ornate pressed ceilings, superb lead light windows allowing the light to sparkle through, sash windows, chandelier lighting, decorative fireplaces and beautiful solid native timber joinery and floors. Although there is some work yet to be completed the majority of the hard work has been done. Downstairs the homestead features impressive living rooms and large homestead kitchen, two bedrooms, master bedroom with an ensuite and bathroom. An exquisite timber staircase leads up to the seven bedrooms and extra bathroom.

Jacqui Campion

M 027 593 9764

E jacqui.campion@pggwrightson.co.nz

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 9.00am, Wednesday 10 March

www.pggwre.co.nz/FDG33670



MARTON, RANGITIKEI 1273 State Highway 1

3 1 2

Your Country Dream

Set in a strong and well established farming district, this larger lifestyle property offers so much. The spacious three bedroom home is ready for you to make your mark with two living areas and lots of character set on an expansive lawn with gardens and trees to boot. All this and 12.1407ha of flat to rounding fertile farm land. This is an attractive property where you will enjoy being part of a great rural community. So get in quick and maybe you could be the proud owner of the ultimate lifestyle and let your family take advantage of what the property has to offer.

Auction

Plus GST (if any)
(Unless Sold Prior)
11.00am, Tuesday 2 March

www.pggwre.co.nz/FDG33652

Grant O'Shanassy

M 027 643 6545

E grant.o'shanassy@pggwrightson.co.nz



MARTON, RANGITIKEI 89 Wings Line

3 1 2

Private Rural Setting

Not often does an opportunity like this come to the market, so close to town this property has it all. If it's room you are after here we have it. 5.67ha (14 acres) of land all fenced into seven and eight wire fences, nine in total mostly flat paddocks. But wait there is more, enough sheds to sink a battleship, about seven in total, so if you are a builder, plumber, etc you can base yourself from home or maybe just use them for your toys. All this and a sound three bedroom home with both town and tank water on the property, you can't go wrong giving you enough room for a horse, some sheep and even some cattle or just use it as your own play ground, up to you. So what are you waiting for?

Grant O'Shanassy

M 027 643 6545

E grant.o'shanassy@pggwrightson.co.nz

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/FDG33205



HALCOMBE, MANAWATU 310 Mount Biggs Road

3 2 4

Spectacular Landmark Estate

Set in vast, magnificent grounds accessed by a tree lined entrance, the Greenlea homestead sets the benchmark for a landmark property. Architecturally designed and built more than 100 years ago, using the finest heart native timber, this elegant home spans a floor area of some 498m². The homes impressive proportions, accentuated by the high ceiling stud and original features that include detailed ceilings, is a perfect example of the quality of the craftsmanship of the day. The beautiful stained glass windows in the lobby and casement windows throughout clearly place this home firmly in the decorative art nouveau period.

Jacqui Champion

M 027 593 9764

E jacqui.champion@pggwrightson.co.nz

Price by Negotiation

GST Inclusive

www.pggwre.co.nz/FDG33541



RONGOTEA, MANAWATU 645 Penny Road

4 2 2

Peaceful on Penny

A property the family will love. 2.88ha (more or less), ideally located 11km to Feilding and only 9km to Sanson. A comfortable weatherboard family house with open plan kitchen, dining, lounge area. Four bedrooms, master with ensuite, plus double garage. Large decking area overlooking a feature pond for those summer evenings. Large barn style shed with stable and secure lockup on concrete floors complement the property plus loadout ramp for sheep and cattle. Four well fenced paddocks for the animals. Great location on a peaceful road. View the property prior to Auction day!

Wayne Brooks

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E wayne.brooks@pggwrightson.co.nz

Auction

GST Inclusive
(Unless Sold Prior)
11.00am, Tuesday 2 March

www.pggwre.co.nz/FDG33602



CARTERTON, WAIRARAPA 3258 State Highway 2

8 2

2ha Lifestyle, Prime Location, Limitless Potential

Don't just buy a lifestyle property - buy potential income and room for the extended family/friends in the heart of the mighty Wairarapa and still have all the space you need.

Eight plus bedrooms, two plus bathrooms, extra-large kitchen, numerous large living areas, 2.02ha prime land with stables and water race, off-street parking and the potential to set up your Carterton based business in this prime location is massive. See article on following page.

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/MAS33409

Bevan Edwards

M 027 204 2895

E bevan.edwards@pggwrightson.co.nz



Long-standing **WAIRARAPA** **LANDMARK** for sale

pggwre.co.nz/MAS33409

Carterton's Taratahi Hotel, one of Wairarapa's longest standing landmarks, is for sale.

Built in 1858, unlike many hotels of that era that have burnt down at least once, the original building remains intact, the site of many memorable nights out, and a fair slice of local history.

Richard Skelley bought the hotel in 2006. Initially running it as licensed premises, he then leased it for various uses, before setting up an accommodation business.

"It's a big, interesting building with a special feel, and has been a good place to live," he says.

Local Robyn McGregor is a sixth generation descendent of the Taratahi Hotel's original owners, Thomas and Mary Ray.

"They arrived from Northern Ireland in 1840. Mary brewed beer that the other local settlers, including the millworkers from across the road, would come round to drink and pass the time. She had Wellington's first recorded liquor licence. They had a Cobb and Co licence, running a staging post for coaches offering 'food and a bed to the traveler, stabling for his horse and a good substantial meal, for one shilling.' In 1858 they built the hotel, which remained in Ray family ownership until 1915," she says.

On New Year's Eve 1859 the locals gathered for a public meeting in the hotel's front room, when they combined with the nearby villages Belvedere and Clareville, naming



their newly formed town Carterton after the most prominent local citizen, Charles Rooking Carter.

"During the local prohibition years between 1908 and 1946, it was the nearest hotel to the 'dry' Northern Wairarapa. Proprietors arranged for a bus to run every evening, enabling Masterton's thirsty inhabitants to come for a drink, which they weren't able to do in their own town. During that era Taratahi Hotel proprietors were regularly fined, either for late opening, supplying youths with drink, or breaking Masterton's prohibition by sending liquor north," says Robyn.

Between the 1950s and the 1980s the Taratahi Hotel enjoyed a second heyday.

"It was an icon of Carterton: the last watering hole before Masterton. Everyone went there. It was full of rugby players and freezing workers, and really hummed, with a gorgeous fire place in the public bar, which is still there," she says.

“
*During that era
Taratahi Hotel
proprietors were
regularly fined, either
for late opening,
supplying youths
with drink, or
breaking Masterton's
prohibition by sending
liquor north*
”

Bevan Edwards of PGG Wrightson Real Estate, Masterton listed the Taratahi Hotel for sale.

"With two hectares attached, the Taratahi Hotel has boundless possibility

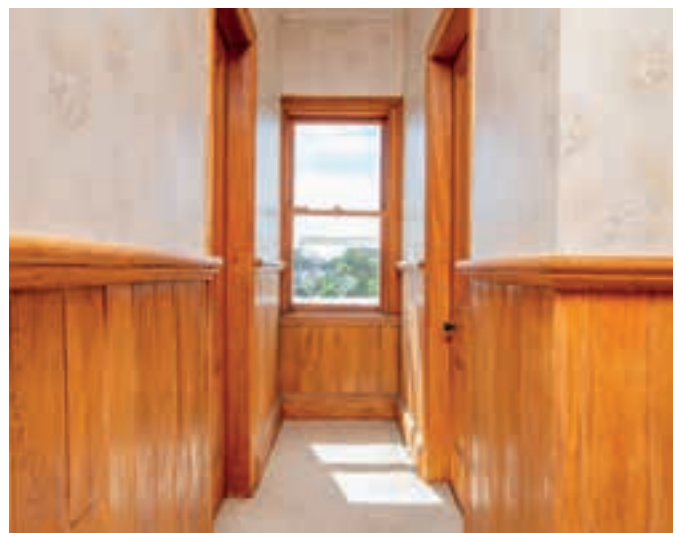
to complement its lively history and enduring charm.

"With eight plus bedrooms, multiple bathrooms, an extra-large kitchen, numerous large living areas, a cellar from its early days, stables, a water race and off-street parking, the potential of the property is limited only by the imagination.

"The hotel could return to its original use, or could become a combination of home upstairs and retail or other business use down. It's prime location at the north end of the town, on State Highway Two, offers excellent profile, which could be highly profitable for the right owner," he says.



Bevan Edwards
Rural & Lifestyle Sales
Consultant
M 027 204 2895



South Island

In several South Island regions demand for lifestyle property is steady to strong.

Nelson/Marlborough's median sales price is \$867,000.

On the West Coast sales volumes in the category are increasing, as are values.

Waimakariri and Selwyn districts, with their proximity to Christchurch, dominate lifestyle property in Canterbury, where the sector's current median sales price is \$753,500.

With strong activity the Queenstown/Lakes District, as well as elsewhere in Otago, the region's median price for lifestyle property is \$805,000.

In Southland sales volumes are improving, as is the median sale price currently at \$537,500.





THORPE, TASMAN 1357 Dovedale Road

Income Generating Flats and Lifestyle Dreams

The beauty of this block of land is that it offers 17.79ha of flat, fertile grazing / arable land that can generate a good income and it sits in a peaceful picturesque valley setting ideal for building that dream home. The property is located a kilometre to Dovedale Primary school and about 14km to Upper Moure village. This property has the Dovedale stream on the boundary and its fenced into 16 paddocks. There are several ponds and a large hayshed. The property comes with two units of water from the Dovedale rural water scheme. Come and see what I'm going on about - Viewing by appointment.

Doug Smith

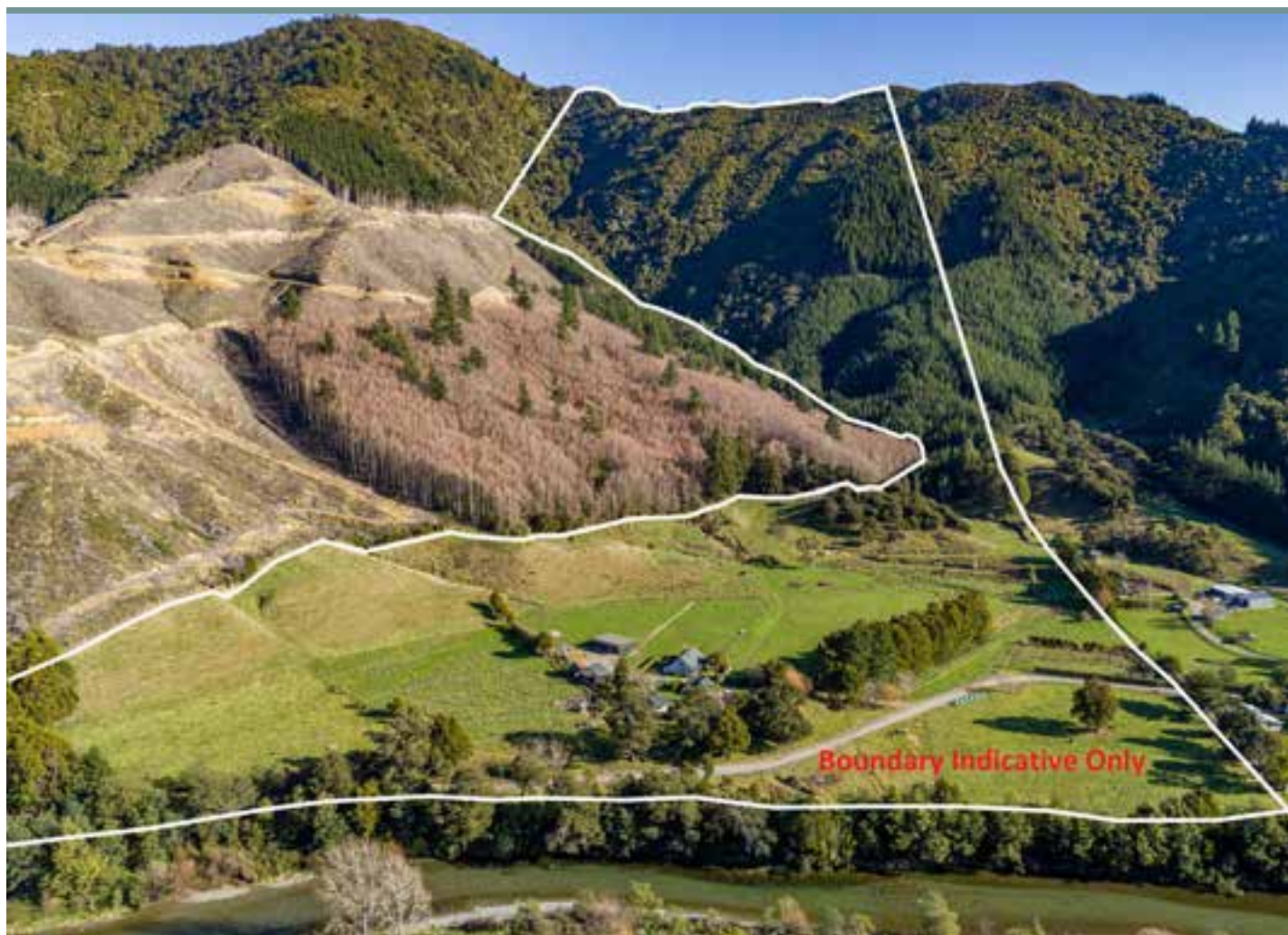
M 027 543 2280

E douglasjcsmith@pggwrightson.co.nz

\$895,000

Plus GST (if any)

www.pggwre.co.nz/NEL33337



CANVASTOWN, MARLBOROUGH 188 Tapps Road

4 1 3

Large Lifestyle in Canvastown

This property boasts 32ha (80 acres) fenced into 12 paddocks with electric fencing. The four-bedroom home with large open-plan living is set in well-presented gardens in an established environment. Outbuildings include a three-bay concrete floor lockup shed with power and water, large workshop with gantry, an original house converted into a workshop and office, three-bay garaging, covered cattle yards with mezzanine floor. Great access to the property off Tapps Road. There is also an orchard consisting of over 100 fruit and citrus trees. The numerous sheds and well laid out gardens will appeal to all purchasers.

Ken McLeod

M 027 433 4746

E kmcleod@pggwrightson.co.nz

Enquiries Over \$1M

Plus GST (if any)

www.pggwre.co.nz/BLE33168



OKARAMIO, MARLBOROUGH 2381 State Highway 6

3 2

Okaramio Lifestyle

14.86ha (36 acres) set in the green belt of Okaramio. Large three bedroom plus office home with ensuite, built for the sun. Spacious open plan dining and set in established gardens. Double garaging, outbuildings including games room, truck shed, lockup workshop, hay shed, tractor shed, shearing shed, woolsheds, sheep and cattle yard. Fattens all stock and makes own hay, approximately 2ha of established forestry. This is a well fenced and well-presented larger than normal lifestyle farm in a great location close to all amenities. Buyers price guide offers over: \$1.25M plus GST (if any)

For Sale

www.pggwre.co.nz/BLE33726

Ken McLeod

M 027 433 4746

E kmcleod@pggwrightson.co.nz



WARD, MARLBOROUGH 7326 State Highway 1

3 1 2

Family Business and Lifestyle Living - Flaxbourne Café

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 café 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



WAIKARI, NORTH CANTERBURY 263 Armstrongs Road

4 2 2

Back to the Beginning!

Seven hectare lifestyle property comprising charming four-bedroom villa set amongst established grounds. 11 paddocks with water, large laneways, two sets yards and pine shelter. Four-bay implement shed with power and shearing facilities. Five-bay implement shed (not powered). Living space, dining room with access to outdoors enjoying views over the garden and beyond. Underfloor/ceiling insulation, some double glazing to the main living areas. Double garage with power, wood shed, glasshouse, vege garden and fruit trees.

Deadline Sale

(Unless Sold Prior)
Closes 2.00pm, Tuesday 9 March
Offers over \$629,000 inclusive of GST considered

www.pggwre.co.nz/AMB33771

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

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



AMBERLEY, NORTH CANTERBURY 3/277 Georges Road

7 2

Double Dwelling Deal!

With a huge price reduction, this 5.2770 hectare lifestyle property has plenty on offer - two dwellings plus large water allocation, consent to draw 10,000 litres per day, vineyard infrastructure started, strainer posts and irrigation. Sited down a private right of way, it is sure to impress.

Both homes are currently tenanted generating a good income stream.

The main dwelling comprises open plan living, stunning kitchen plus four bedrooms. The smaller home is open plan with three bedrooms.

So much is on offer!

Maria Rickerby

M 027 563 1733

E mrickerby@pggwrightson.co.nz

Mark Clyne

M 027 531 2964

E mark.clyne@pggwrightson.co.nz

**Offers Over \$799,000
considered**

Plus GST (if any)

www.pggwre.co.nz/AMB33544



AMBERLEY, NORTH CANTERBURY 69 Dalbeg Road

4 2 4

Love A Charming Setting And Space!

4.90 hectare property with well-fenced paddocks, views, fantastic access and in a great location. The well-designed four bedroom home boasts plenty of natural light while overlooking the gardens, it is made for entertaining indoors and out. Comprising huge conservatory, open style kitchen, living and dining space plus separate lounge. Outside, there is a massive garage plus has a workshop space, mezzanine floor for storage and toilet. Expansive established grounds, large patio and service space.

Offers Over \$855,000 considered

GST Inclusive

www.pggwre.co.nz/AMB33272

Maria Rickerby

M 027 563 1733

E mrickerby@pggwrightson.co.nz



AMBERLEY, NORTH CANTERBURY 294 Stockgrove Road

3 2 2

House, Land and Sheds Package

What an opportunity this 2.5ha rural-lifestyle property presents for either reinstatement of a barn rearing or free range egg laying operation utilising the specialist sheds on site. Or alternatively another business venture which requires substantial shed space in a quiet rural location with the additional bonus of being close to rural service towns and within commuting distance of Christchurch city. In addition to the base shed complex, several support sheds also provide further storage or livestock rearing options.

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/RAN32737

Austen Russell

M 027 441 7055

E austen.russell@pggwrightson.co.nz



LOBURN, NORTH CANTERBURY 69 Smarts Road

4 2 2

The Quintessential Queenslander!

This fantastic lifestyle property is nestled on a private rear section giving ultimate privacy which backs onto a mountain fed river. This unique four bedroom family home combines the comfort of contemporary living with timeless style and sits perfectly in its country location. Upon stepping inside the elegant entrance way to the home, straight ahead is a glimpse of the huge roaring Warmington open fire, heating the spacious open plan living, dining and kitchen areas. This room is L shaped and also contains another log burner to another sitting nook.

Price by Negotiation

www.pggwre.co.nz/RAN33562

Nick Rattanong

M 027 308 5280

E nrattanong@pggwrightson.co.nz

Paul Tapper

M 027 224 1300

E ptapper@pggwrightson.co.nz



LOBURN, NORTH CANTERBURY 57 Station Road

4 2 2

Paradise Found at 'Lowburn Homestead'

Lowburn Homestead is located in North Loburn with an approximately 40km commute to the central city on the new motorway. This 8.3501ha property was first settled and established in 1880. Over the following 100 years the land was extensively planted in trees and shrubs, both exotic and natives. The productive fruit and nut varieties are vast and bound to impress! The home has received a number of updates over the years while retaining its charming character. Popular features include a patio, spa and recently installed in-ground swimming pool.

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 2.00pm, Thursday 4 March

www.pggwre.co.nz/RAN32927

Paul Tapper
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E ptapper@pggwrightson.co.nz

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



FLAXTON, NORTH CANTERBURY 386 Island Road

3 1

Original Country Charm

This sweet corn yellow 1910s gem on 2.4943ha is situated on the fringe of Clarkville and the start of Ohoka. The kitchen and dining room is a shared space with room for the whole family and a logburner will keep you cosy and warm during winter. The kitchen is in an original condition but very tidy. The separate lounge has a heat pump with immaculate wooden panel detailing which is carried throughout parts of the home. French doors open to a sheltered deck overlooking the manicured garden and paddocks.

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 3.00pm, Thursday 4 March

www.pggwre.co.nz/RAN33633

Nick Rattanong

M 027 308 5280

E nrattanong@pggwrightson.co.nz



Work-life balance, mountain views – and new neighbour

CLINCHER

for Emma and Tama

Emma and Tama Taurua, along with daughters Ashlee (24), Maia (14) and Zoe (12), considered moving from Merivale in Christchurch onto a lifestyle property for several years.

However, as Emma explains, until last year the timing was never quite right.

"During the Covid lockdown we found the inner city claustrophobic and isolating. We thought about a future where this could easily happen again. We realised a good work-life balance is a priority and you can't take anything for granted any more: you need to live somewhere you love.

"Tama spotted the property online. Initially he was drawn to the duck pond and 10 hectares with a short commute to Christchurch.

"When we looked at it, the clincher was the surrounding stunning views of Mt Hutt and the Southern Alps: fresh air, sunshine and a vast skyline that we had missed so much



“you can’t take anything for granted any more: you need to live somewhere you love”

when living in town. Walking down the sweeping driveway and taking in the quiet surroundings, we felt like we had found our dream home and location,” she says.

Karen Hennessy of PGG Wrightson Real Estate, Darfield had listed the property, in Charing Cross, west of Christchurch.

“This is a well-presented irrigated block, featuring an expansive home with all day sun and four-car garaging, plus six large and two smaller holding paddocks, within an easy commute of Darfield, Rolleston and Christchurch,” says Karen.

The Taurua’s fell in love with it right away.

“Our initial visit allowed us to wander through the paddocks, surrounded by water races. Looking up towards the pine hedges, we saw the most amazing glimpses of the mountains. We were sold,” says Emma.

She and Tama both work in Christchurch, though as Regional Manager for Torpedo 7, Tama travels regularly. Emma’s job, in marketing for a hotel group, gives her the option of working regularly from home.

“Now we are out here, with the girls still at school in Christchurch, we enjoy time in town whether that’s for work or recreation, though the difference is we have the right balance now. We equally love the feeling of leaving town and heading home.

“We use the 30 to 40 minutes driving to spend quality time chatting in the car, and before we know it we are home,” she says.

There is one unexpected bonus of the move: they are now the new neighbours of their PGG Wrightson salesperson.

“During our walk around with her, we were fairly green when it came to what questions to ask. Karen was so helpful explaining all the various aspects of the lifestyle block.

“We asked what the neighbours were like and were delighted when Karen told us she would be one of our neighbours herself. We found her so easy to deal with. Karen as our new neighbour was an added attraction for the move,” says Emma.



Karen Hennessy
Rural & Lifestyle Sales
Consultant
M 027 967 0186



HORORATA, CANTERBURY 277 Hororata Road

4 1 3

Private Country Oasis Offering Opportunities!

Immaculately presented four hectare lifestyle block located on the outskirts of Hororata Township that includes a fully renovated and modernised, 1930s character homestead set in a park-like setting. An abundance of shedding including lockable workshops, open bays, storerooms, stables, stock handling facilities, a 90m² Harford vented tunnel house, and expansive hardstand area.

Deadline Private Treaty Buyer Enquiry Over \$815,00

GST Inclusive
(Unless Sold Prior)
Closes 2.00pm, Wednesday 10 March

www.pggwre.co.nz/DAR33673

Mark Terry
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E mark.terry@pggwrightson.co.nz

Karen Hennessy
M 027 967 0186
E karen.hennessy@pggwrightson.co.nz



LINCOLN, CANTERBURY 127 Goodericks Road

4 2 7

An 11 ha lifestyle block with a two-storey home set in a well-established garden, and offering a large open-plan living area. Downstairs are two bedrooms and a bathroom, two bedrooms and a bathroom upstairs, an office and a small sitting area. Adjacent to the home is a three-car garage and a fully self-contained two bedroom flat. The property has a four-bay and a two-bay shed, and is bordered by a reserve and stream.

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/DAR32942

Min Cookson

M 027 249 5417

E min.cookson@pggwrightson.co.nz



ALLENTON, ASHBURTON 140 Racecourse Road

5 3 10

Luxury, Pure Luxury - 1.6 Hectares

At over 500m² this property resembles a resort. Enter down a sealed drive to the opulent home constructed to the highest of standards. Four double bedrooms with ensuites and outside access plus a large office or fifth bedroom as well as a second office or sewing room, three bathrooms plus a powder room, five toilets, a formal dining area, and informal dining areas inside and out. The home has a very generous designer kitchen, with underfloor heating, as well as gas fireplaces and heat pumps. Outside, a tennis court, swimming pool and expansive lawns with park-like gardens (all irrigated) all with a view of Mt Hutt. This is arguably one of Ashburton's most exclusive residences.

Tim Gallagher

M 027 801 2888

E tim.gallagher@pggwrightson.co.nz

Robin Ford

M 027 433 6883

E rford@pggwrightson.co.nz

Price by Negotiation

Buyer Enquiry over \$2M
GST Inclusive

www.pggwre.co.nz/ASH33532



NEWLAND, ASHBURTON 85 Glassworks Road

4 2 4

'Best in Class' on Glassworks!

Outstanding 256m² single level home sitting on over one hectare of land, approximately 3km from town on the north side. Fully insulated with two large living areas, modern kitchen, four double bedrooms, master with ensuite. Generous bathroom. Three heat pumps and a gas fireplace for year round comfort. Formal entrance with asphalt driveway to a double garage. There is a separate double garage with extra height workshop attached and a paddock for pets. Home is on town supply and stock water and irrigation system from your own bore. Sale includes a 40ft water-tight shipping container for extra storage.

Tim Gallagher
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Robin Ford
M 027 433 6883
E rford@pggwrightson.co.nz

Deadline Private Treaty

Buyer enquiry over \$845,000 GST Inclusive.

www.pggwre.co.nz/ASH33773



Contemporary Ruapuna

RURAL CLASSIC

one of Mid Canterbury's most exclusive properties

pggwre.co.nz/ASH33148

One of Mid Canterbury's most notable properties is on the market.

Sitting on 61 hectares adjacent to the Rangitata River, with a blend of mature English-style woods and productive farmland, Cracroft Lodge is presented for sale by Tim Gallagher of PGG Wrightson Real Estate, Ashburton, along with his colleague Robin Ford.

Tim says Cracroft Lodge is a contemporary rural classic with multiple layers of appeal.

"Anyone who enjoys entertaining will be drawn to this property. Two large living rooms, a huge open plan kitchen and dining area and a third floor games room, along with stunning outdoor deck spaces and a private sheltered lawn, make it a location that new owners will want to share as the setting for

Every aspect exudes quality, from the Kwila flooring and luxurious wool carpet throughout; to the five car garage

unforgettable social occasions. Alternatively, a sprawling self-contained apartment, which would serve as accommodation for an owner or manager, provides options as a B&B hub for a private hunting and fishing



guiding business, with numerous recreational localities near at hand to make that viable. Otherwise, continuing in its current use, as a cherished, opulent and exclusive home for a tight-knit family, with plenty of space for children, grandchildren and cousins to roam at will, beckons for the right buyer," he says.

Built in 2002 by Grace Builders of Christchurch, three storey, five bedroom Cracroft Lodge creates an impression from every angle. At approximately 694 square metres, the home has been designed with high specifications for energy efficiency.

"Its thermal design is outstanding and ahead of its time, enabling the extensive house to be heated from a single fireplace, if desired.

"Every aspect exudes quality, from the Kwila flooring and luxurious wool carpet throughout; to the five car garage, including capacity for a workshop; the picturesque views out to Mount Peel; and the airstrip right next door, which the neighbour has assured in writing will be accessible to Cracroft's incoming owner," says Tim.

Cracroft Lodge was formerly the homestead of a 622 hectare sheep and beef farm. Its

61 hectares are subdivided into five main paddocks, covered by an annual grass and permanent pasture mix comprising ryegrass, clover and plantain. As part of the Peel Forest rain belt, the property benefits from an average annual rainfall of 1000 millimetres. Its English woodland aesthetic includes mature Japanese cedar, oaks and other specimen trees, and Cracroft Lodge's direct river boundary enables fishing and jet boating without leaving the property.

Situated in Ruapuna, Cracroft Lodge is directly east across the Rangitata River from Peel Forest, some 23 kilometres north of Geraldine. Peel Forest is renowned for horse trekking, jet boating, camping and tramping, as well as rafting and kayaking on the Rangitata and Orari rivers and four-wheel-drive tours to nearby Lord of the Rings film locations and the famous Café Mes Amis is less than 25 kilometres away.

Cracroft Lodge is offered for sale with an asking price of \$2.95 million, with flexible settlement and payment options. A secured first mortgage may be available to approved purchasers.



Tim Gallagher
*Rural & Lifestyle Sales
Consultant*
M 027 801 2888



Robin Ford
*Rural & Lifestyle Sales
Consultant*
M 027 433 6883



RUAPUNA, ASHBURTON 469 Rangitata Terrace Road

6 3

'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 private residence exudes quality. With Kwik flooring and luxurious wool carpet throughout, the main home is five bedrooms (or four and a large office), four toilets and three showers. Two large living rooms, huge open plan kitchen/dining and a third floor games room make this property an entertainers dream! There are three fireplaces, stunning outdoor deck spaces and a private sheltered lawn area. The ground floor is home to the five car garage and a private self-contained apartment ideal for extended family. *Subject to final title.

Tim Gallagher

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E tim.gallagher@pggwrightson.co.nz

Robin Ford

M 027 433 6883

E rford@pggwrightson.co.nz

Enquiries Over \$2.95M

Plus GST (if any)

www.pggwre.co.nz/ASH33148



GERALDINE, TIMARU 1130 Te Moana Road

4 2 2

Elegance on Te Moana - 6877m²

An outstanding four bedroom plus study homestead built in 2009, featuring an open plan kitchen, dining and living. Four double bedrooms, master with walk-in robe and ensuite, spa bath in guest bathroom. Laundry in huge double garage with internal access. Secluded BBQ area within a haka. Large four bay shed (three secured bays) large glasshouse, magnificent views of local mountain vista and stunning rural views to the north. This intriguing property would be ideal for B&B or multiple home businesses, central location, close to international airport and doorstep to many outdoor pursuits.

\$935,000

GST Inclusive

www.pggwre.co.nz/GER33336

Richard Scott

M 021 352 701

E rscott@pggwrightson.co.nz



TIMARU, SOUTH CANTERBURY 154 Spur Road

4 bedrooms 2 bathrooms 2 car spaces

Spur Road Sanctuary - 18 Hectares

Set well back from the northern side of Spur Road, this four bedroom (master with ensuite) home is situated to take in the fantastic panoramic views known so well on this road, from the ocean to the mountains and beyond. The open plan layout has a Barrett kitchen, dining and every day living area with a separate formal lounge adjoining. The living area flows to a verandah and outdoor patio area for entertaining. There is a double garage with attached sleepout / office. On the land is a three-bay lockable shed with power and concrete floor. The land component is subdivided into six paddocks with a solid set of cattle yards.

Simon Richards

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Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/TIM33300



GLENITI, TIMARU 437A Wai-Iti Road

3 2 2

Executive Home - Exemplary Design

Purposefully designed with entertaining and easy care living in mind, this exquisite property with its clever use of materials and sleek lines will be the envy of most. Open plan living areas and designer kitchen have lovely access to north facing deck and mountain glimpses. Three generous bedrooms with the master suite having a walk through robe and stunning ensuite. Internal access to true double garage and ample storage.

\$849,000

GST Inclusive

www.pggwre.co.nz/TIM33792

Ricky McLeod

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Mark McLeod

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E mark.mcleod@pggwrightson.co.nz



TIMARU, CANTERBURY 40 Scarborough Road

Timeless Classic

Located within close proximity to Timaru township this property has everything required for an effective larger lifestyle.

Classic three bedroom, two bathroom villa with impressive upgrades inside which maintain the elegance of its era. The home is set well back from the road in a private, mature garden setting. 14ha of land fenced into eight main paddocks and functional support buildings include a two-stand woolshed and work shop combined with a whare, deer shed and yards. The property features exceptional shelterbelts.

Calvin Leen
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Carly Galbraith
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E carly.galbraith@pggwrightson.co.nz

\$1.05M

Plus GST (if any)

www.pggwre.co.nz/TIM33644



CROMWELL, CENTRAL OTAGO 100 Gladsmuir Road

Opportunities Plus

A great opportunity to purchase a lifestyle block with the possibility to generate a substantial income. The present owners have diligently progressed towards developing a large cherry orchard with the essential infrastructure already in place. The large three bay coloursteel shed has a concrete floor, power, water and phone. A two million litre (approximately) irrigation dam is ready for lining and shelter trees have been planted on the north boundary. The ground has been double ripped, levelled and fertilised ready for planting. A gravel driveway leads to the serviced building sites which have magnificent views over the Clutha river and surrounding mountains.

Neil Bulling

M 027 432 8978

E nbulling@pggwrightson.co.nz

Jo Nieper

M 027 664 5064

E jnieper@pggwrightson.co.nz

\$895,000

Plus GST (if any)

www.pggwre.co.nz/CRO33578



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

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E nbulling@pggwrightson.co.nz

Jo Nieper

M 027 664 5064

E jnieper@pggwrightson.co.nz



CROMWELL, CENTRAL OTAGO 66 Gladsmuir Road

2 2 3

Lifestyle, Views & Income

Be your own boss or have this 9ha cherry orchard under hands free management. 5ha planted in 3,000 export quality cherry trees, this orchard is in full production. The property is sold with a two bedroom, two bathroom home with attached sheds. Boasting magnificent mountain views and operated to the highest of standards, this is a must view!

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/CRO33739

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Jo Nieper

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QUEENSTOWN, CENTRAL OTAGO 56 Hayes View Lane

7 4 4

Lake Hayes Home and Income

This magnificent Gold Medal Award winning home nestles amongst other quality properties perched overlooking Lake Hayes, with expansive views of Coronet Peak ski field and the surrounding area. The main house boasts five bedrooms, three bathrooms, designer kitchen, large open plan dining/living area, plus a separate lounge and four car garage.

The joining second home for income or family members contains two bedrooms, one bathroom, open plan kitchen/living heated by a gas fire and diesel underfloor. Sheltered decks and entertaining areas for all weathers are complemented by private landscaped grounds.

Neil Bulling

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Jo Nieper

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E jnieper@pggwrightson.co.nz

For Sale

www.pggwre.co.nz/CRO33669



CROMWELL, CENTRAL OTAGO 259 Heaney Road

3 2 6

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
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Neil Bulling
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E nbulling@pggwrightson.co.nz

Price on Application

GST Inclusive

www.pggwre.co.nz/CRO32949



CROMWELL, CENTRAL OTAGO Luggate-Cromwell Road

Complete Investment Package

Don't leave your money in the bank, here is your opportunity to generate a serious return for your hands-free investment. This 5.95 hectare cherry orchard is in full production this season. The orchard is sold with shares in the management company and pack house that markets the export quality fruit. This property is nestled in an established horticulture, viticulture area and has nets and windmill for bird and frost protection. Call Neil or Jo for an information pack.

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/CRO31316

Neil Bulling

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E nbulling@pggwrightson.co.nz

Jo Nieper

M 027 664 5064

E jnieper@pggwrightson.co.nz



CROMWELL, CENTRAL OTAGO 14 Aurum Court

4 2 2

Country Living in the Middle of Town

The photos tell the story about the spacious country feel that this classic new home offers. Seldom do you get magnificent 360 degree mountain views while living so close to all the amenities that a thriving community offers. This property has been built to the highest of standards and specifications offering security system, diesel fired central heating, electric lift to the upstairs. The two large covered decks with glassed areas allow for outstanding views and entertaining all year round.

If you have been searching for a spacious four bedroom 2.5 bathroom home with a large double garage plus workshop, separate laundry and designer kitchen with walk in pantry look no further.

Neil Bulling

M 027 432 8978

E nbulling@pggwrightson.co.nz

Jo Nieper

M 027 664 5064

E jnieper@pggwrightson.co.nz

Price on Application

GST Inclusive

www.pggwre.co.nz/CRO31939



ALEXANDRA, CENTRAL OTAGO 233B Letts Gully Road

Lifestyle Living in Letts Gully

Build your dream home on this 2.1079ha lifestyle block and enjoy the freedom of country living. Situated in the heart of Letts Gully, this block is sheltered with sun and offers stunning views. For further information call Jo Nieper 027 664 5064, Neil Bulling 0274 328 978 or Sally Taylor 027 346 7986.

Price on Application

GST Inclusive

www.pggwre.co.nz/CRO33379

Jo Nieper

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Neil Bulling

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E nbulling@pggwrightson.co.nz

Sally Taylor

M 027 346 7986

E sally.taylor@pggwrightson.co.nz



OMAKAU, CENTRAL OTAGO 2 Harvey Street

Own The Lot

Outstanding opportunity to secure a thriving Central Otago full-service cafe & takeaway business including the building. The only one of its kind operating in the rapidly growing township of Omapau. Situated just a short distance from the Otago Central Rail Trail the business provides for not only the many thousands of cyclists who visit the area but also the local's, local businesses and tourists travelling throughout the Central Otago region. It is within close proximity to the recently recognised 'National Tourism Map' - road trip Central Otago. Continue the business as it is today or take it to the next level.

Sally Taylor

M 027 346 7986

E sally.taylor@pggwrightson.co.nz

Shane Turfus

M 021 246 6383

E shane.turfus@pggwrightson.co.nz

\$435,000

Plus GST (if any)

www.pggwre.co.nz/ALE33503



ERIN & BEVIN

turn covid knock back into lifestyle opportunity

A popular and historic Central Otago orchard and fruit stall sold prior to Christmas, taken on by a Mosgiel family who turned a Covid redundancy into an opportunity to change their lives.

Coal Creek Gardens, six kilometres north of Roxburgh, was the first stone fruit orchard in the region that now specialises in them, and possibly the first in New Zealand.

Presented to the market by Sally Taylor of PGG Wrightson Real Estate, Alexandra, one look was all it took to convince Erin and

Bevin Davis that the three hectare property would be perfect for the couple and sons William and Jeremy. They were motivated to move after Bevin was made redundant from a corporate job during the lockdown, as Erin explains.

"After Sally showed us round, and we were

back in the car, Bevin just said: 'Me see, me like,' and I said: 'Yeah, this is awesome!'

"Bevin had lost his job, and we took it as a chance to re-evaluate, especially as another job in Dunedin was not forthcoming. Life threw a spanner in the works. We decided this was what we really wanted.



Bevin just said: 'Me see, me like,' and I said: 'Yeah, this is awesome!'

"We have been looking for a holiday house for years, though that would not have been as good as this. Since the orchard came up, things have fallen into place better than we could have imagined," she says.

Taking over managing the orchard, Erin has cut back on her specialised occupational therapy practice, particularly during the summer. Her new role extends what she was doing in Mosgiel, growing and pickling walnuts and veges for sale at the local market. Bevin found a new job in Cromwell, though spends as much time as possible working on the orchard.

"He's always on the ride-on, and when the apricots were in full swing he was up at 6.30 every morning picking for an hour before going to work. He loves it because it doesn't feel like work.

"William and Jeremy love the large backyard. They play cricket now with a cricket ball,

which was impossible in Mosgiel. They also borrow my orchard walkie talkies, and have fun with those, not realising that back in the shop, I'm hearing every word on the monitor," she says.

When previous owners Michael and Glenys Roche moved north from Invercargill in 1996, the orchard was derelict, largely untended for several years, as Michael explains.

"Things were not flash. There was no shop, the orchard was overgrown, and the house had been rented out for 10 years," he said.

Michael took work at another local orchard. Five years later the couple were earning an income from Coal Creek Gardens, which provided their living within four more years.

"Growing food gives a certain satisfaction. Any problem is secondary to seeing someone bite into something you've grown, such as a nice juicy peach. That expression when they taste it, eyes lighting up, means more than money. Income is secondary. With that belief, you do better than scrapping for every cent.

"More people on a few hectares should try it. We saw the opportunity to combine income with lifestyle, and went for it. You learn as you go, and there are way more positives than negatives," says Michael.

Now Erin and Bevin are taking their first steps to do the same.



Previous owners Michael and Glenys Roche



Sally Taylor
Residential & Lifestyle Sales
Consultant
M 027 346 7986



LAUDER, CENTRAL OTAGO Lauder-Omakau Road

Lauder Lifestyle

Those two blocks, with main road access, offer different perspectives but are in the same location.

Lot 1 - \$269,000

Lot 2 - \$395,000

Lot 1 at 2 hectares is all flat land and will suit those with a lower budget, while Lot 2 at 15 hectares offers productive Lucerne land with an elevated building site away from the Highway and adjoins the Otago Central Rail Trail. Both blocks have great outlooks to the hills and mountains beyond.

Call now and make your choice.

Mike Direen

M 027 434 0087

E mdireen@pggwrightson.co.nz

From \$269,000

www.pggwre.co.nz/ALE33464



ALEXANDRA, CENTRAL OTAGO 46 Chapman Road

4 2 3

Excellence in Earnsclough - 7.32 Hectares

This property is in a remarkably popular location so close to Alexandra. The house has been beautifully maintained with quality fixtures and fittings complementing the generously sized rooms and is designed to capture all day sun. The elevation offers exceptional views over Earnsclough to Leaning Rock and the Dunstan mountains, and there are great options for indoor/outdoor living in the summer. For the wine buff there is room for a boutique vineyard on the house block and the vineyard block could be restored to full production, taking advantage of some of Central Otago's best growing degree days, or it could be further subdivided (subject to CODC consent).

Mike Direen

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E mdireen@pggwrightson.co.nz

\$1.85M

www.pggwre.co.nz/ALE33375



ALEXANDRA, CENTRAL OTAGO 196 Chapman Road

5 2 6

Larger Than LIFeStyle - 43.27 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 (and it has subdivision potential)! Spacious open plan living, a formal lounge, both of which flow out onto sheltered entertaining areas with a huge outdoor fireplace. The large master suite benefits from a huge walk in robe and en suite. Fifth bedroom/teenagers retreat and six car internal access garaging. Well located in a unique setting within 3km of Alexandra township. The property is deer fenced and irrigated. As an option you can purchase the home on 8.2 hectares along with two large tunnel barns and workshop.

Mike Direen

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E mdireen@pggwrightson.co.nz

Price by Negotiation

www.pggwre.co.nz/ALE32494



ROXBURGH, CENTRAL OTAGO 1254 Teviot Road

5 4 2

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 it is a hospitality dream or family lifestyle, this property ticks all the boxes.

Sally Taylor

M 027 346 7986

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Craig Bates

B 03 470 0317 M 027 489 4361

E craig.bates@pggwrightson.co.nz

\$1.675M

GST Inclusive

www.pggwre.co.nz/ALE31477



OAMARU, NORTH OTAGO 6 Solway Street

3 1 1

Sun Trap South Hill

This stylish, spacious home is loaded with features including a brand new roof and guttering, wonderful town and rural views, garage with internal access and multiple outdoor living areas.

There are three bedrooms and wonderful living over two levels, two toilets, log fire, gas hot water plus so much more.

Make the time to call now.

Deadline Private Treaty

GST Inclusive

(Unless Sold Prior)

Closes 2.00pm, Wednesday 10 March

www.pggwre.co.nz/OAM33814

Tony Spivey

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Belinda Spivey

M 027 403 2955

E belinda.spivey@pggwrightson.co.nz



WAIANAKARUA, NORTH OTAGO 39 Middle Ridge Road

5 3 2

Glen Arbor

It's hard to imagine a more idyllic setting with mature trees, lush grounds surrounding the fabulous 305m² house over two levels. Oozing absolute charm and style from the indoor/outdoor patio (hot tub) to the quality and features of the kitchen and living areas. Three bathrooms, master bedroom with ensuite and walk-in wardrobe, four or five bedrooms over two levels. Not to mention double glazing, multiple heating options, huge garaging all on 2.73ha approximately and in a setting that is simply stunning.

Enquiries Over \$1.1M

www.pggwre.co.nz/OAM33758

Tony Spivey

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Belinda Spivey

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E belinda.spivey@pggwrightson.co.nz



GREEN VALLEY, EAST OTAGO 189 Pringles Road

4 2 2

Rural Living Country Lifestyle

Situated in a rural location inland from Palmerston, this tidy small farm provides an excellent lifestyle in the heart of East Otago. The well presented home contains four bedrooms and two bathrooms. Fenced into eight paddocks of lucerne and pasture, suitable for farm animals, pets or hay / baleage. A large six bay implement shed is situated elevated above and behind the home. The property is off the grid with solar, battery storage and diesel generator backup (fully automated), which services the home and implement shed.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 12.00pm, Wednesday 31 March

www.pggwre.co.nz/DUN33757

Craig Bates

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Paul Thomson

B 03 470 0317 **M** 027 435 3936
E pthomson@pggwrightson.co.nz



SUTTON, OTAGO 9 Exeter Street

4 3

Opportunities Galore

2.7040 Hectares. 4km from Middelmarsh. This complex was originally the Sutton School but since 1997 has been owned by Otago Youth Adventure Trust Incorporated. Improvements include four bedroom home, with three bathrooms (five toilets), lounge area, kitchen area, and laundry. Complemented with a hall / games room, one bedroom as well as garage with two bedroom sleepout. The total facility has capacity for approximately 25 beds. Outside area is set up with recreation equipment including flying fox and climbing areas. Set amongst mature trees and sweeping lawns, also one paddock of grass / Lucerne. The property bounds SH87 and is adjacent to the Otago Central Rail line.

Craig Bates

M 027 489 4361

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Roger Nicolson

M 027 886 0618

E rjnicolson@pggwrightson.co.nz

Price by Negotiation

Plus GST (if any)

www.pggwre.co.nz/DUN33496

Paul Thomson

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E pthomson@pggwrightson.co.nz



MOSGIEL, OTAGO 220 Tirohanga Road

4 3 2

Style, Elegance and Sophistication on the Taieri

Anything Else is a Compromise!
2.1353 Hectares. An exceptionally well-designed home, offers an abundance of interconnected living spaces all complete with stunning rural views. Designer kitchen will make entertaining a breeze coupled with European appliances, four generous double bedrooms, master with own en suite and his and her walk-in-robe, ample accommodation and supported by a well appointed family bathroom. Along with a well equipped self contained one bedroom studio. Fenced into small paddocks suitable for pets or small farm animals.

Craig Bates
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Price by Negotiation

GST Inclusive

www.pggwre.co.nz/DUN33164

Roger Nicolson
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E rjnicolson@pggwrightson.co.nz



WAIWERA SOUTH, SOUTH OTAGO 16 Waiwera Gorge Road

3 1

Affordable Lifestyle Opportunity

1.3466 hectares (3.3 acres). Situated approximately 20km from Balclutha and 10km to Clinton. Spacious three bedroom character home absolutely full of potential. There is a combined kitchen dining area with coal range and large separate lounge. Three generous sized bedrooms plus sunroom. Appealing rural views and outlook over the six well fenced paddocks. Rural water scheme for domestic and stock water supply. Older two stand woolshed with shearing machine and four bay utility shed.

Deadline Private Treaty

GST Inclusive, (Unless Sold Prior)
Closes 12.00pm, Thursday 4 March

www.pggwre.co.nz/BAL33675

Jason Rutter

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Stewart Rutter

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E jrutter@pggwrightson.co.nz



Couple leaving behind an idyllic **FIORDLAND** **'SHANGRI-LA'**

In 2011 Terry Cayford retired as principal of Te Anau school after 17 years, while his wife Liz teaches secondary school in Invercargill.

They moved to their idyllic lifestyle property, Whitestones, which combines a deer farm with a B&B, in 1996.

Now the property has been sold, by Peter Lewis of PGG Wrightson Real Estate, Te Anau, and the Cayfords are ready to move on. Living at Whitestones has been idyllic, as Terry describes it: a Shangri-La.

"It's been a peaceful place to live, and also to host friends and family. We feel we are living in a 28 hectare garden. In the first few years after moving here we planted a few thousand trees. As those grew the gardens around the house enlarged year by year, ensuring we have the most amazing dawn chorus, which doesn't stop at dawn, but keeps going all day, with bellbirds, tui, wood pigeons and others singing their hearts out," he says.

Deer farming was an obvious choice for Terry, a helper on a deer farm in his younger years.

As a keen hunter he greatly admires the animal.

"At most we had 90 to 100 hinds, with two breeding stags. We keep the progeny for about a year, then start the process again. If we had been a bit more driven we could have carried more stock, though because we had more trees, couldn't undertake regular re-grassing. Having some land in trees reduces carrying capacity, though that didn't worry us one iota.

It's been a peaceful place to live, and also to host friends and family



"This is not a big economic farm, we didn't want that: the financial benefits were certainly outweighed by the lifestyle benefits of living here," he says.

After their daughters Hannah and Caitlin left home to attend university, Terry and Liz were left with a big modernised home with four large bedrooms and three bathrooms.

"We decided to turn it into a high end B&B, which has been a success, thanks to Liz's business skills. Visitors are mostly European, with a few from Australia and America. We had pages of bookings for the current season, though they have all cancelled, of course.

"Visitors appreciate the simplicity and calm of what we created. There is nothing like it. Some have been happy to be at peace in our

garden, not going to Fiordland's sights such as the lake and the National Park. They are happy in peace under a tree, in silence, apart from the birds.

Since retirement, Terry has kept busy guiding tourists, now mostly New Zealanders of course, around Fiordland's many attractions.

"Kiwis are amazed at what Fiordland has to offer. We have groups from Auckland, for example, going into Milford Sound with their eyes popping out at the Alpine Section. I hear comments such as 'We've travelled internationally, to the likes of Austria, France and Switzerland. We didn't know we had it all right here at home.' These mountains are just the same, only on a different scale. We see kiwis wishing they had spent more time

in Fiordland, rather than the rest of the world. Like the old TV ad said, 'Don't leave home 'til you've seen the country.'"

Terry and Liz leave Whitestones in March.



Peter Lewis
Rural Sales Consultant
M 027 202 2405





TE ANAU, SOUTHLAND 1 Moore Place

2 1 1

Near New Unit In The Murchison Villa Complex

Here is an opportunity to own a sunny and warm two bedroom stand-alone unit in the Murchison Villa complex. The 23 villa complex has been designed and built to cater for the over 60s and is conveniently situated close to the Te Anau shopping centre and adjacent to the medical centre. A minimal body corporate fee covers all exterior maintenance. This unit would be a pleasure to live in with spacious open plan living, dining and kitchen, floor mounted heat pump, and picturesque views of the Murchison mountains. Alternatively, this could be a prudent investment as letting is an option. Call Sandra for more information.

\$439,000

www.pggwre.co.nz/TAN33123

Sandra Macnamara

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E smacnamara@pggwrightson.co.nz



RIVERSDALE, SOUTHLAND 149 Dunn and Cody Road

4 bedrooms 1 bathroom 2 car spaces

Fantastic Riversdale Lifestyle

This property of approx 13.6ha (subject to survey) awaits it's new owners. The immaculate four bedroom home boasts a large combined dining/living area and double glazed windows throughout. Beside the home is a single garage and attached carport. The property is split into eight paddocks all of which are well fenced and have water access. There is plenty of room to store the toys with a fantastic three bay lockable shed and workshop.

\$825,000

Plus GST (if any)

www.pggwre.co.nz/GOR33258

Darrell Duncan
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Sally Pope
M 027 320 5000
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FRESHFORD, SOUTHLAND 6 Freshford Plains Station Road

 3  1

Retreat To The Country

Escape the hustle and bustle of town to one of the best hunting and fishing spots in New Zealand. This delightful property is approximately 49km from Gore and a short drive to Waikaia.

Set on 3035m² over two titles, this three bedroom home has had all the hard work done with a new kitchen, new carpet, all walls have been re-lined and battled as well as the ceiling and underfloor. An extensive deck at the front of the home flows out from the living room, but even better, at the rear of the home is an entertainers dream with a covered deck, bar and a fantastic built in pizza oven. A single garage and various other sheds allows for plenty of room to store the toys.

Sally Pope

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Enquiries Over \$295,000

GST Inclusive

www.pggwre.co.nz/GOR33813



DACRE, SOUTHLAND 99 Old Dunedin Road

3 1 2

Character Lifestyle

3.3560 hectares (8.293 acres), all deer fenced with shelter in every paddock. Woodlands and Waikiwi soils. Double garage with concrete floor and power. Open two bay shed with power, stables with storage area, blacksmith forge and power, mostly enclosed. Shelter sheds in two paddocks, sheep yards.

Three bedroom 1920s villa with open plan kitchen/living, house renovated and modernised 2017 including new bathroom, carpets and paint, new roof, heated by Yunca multi fuel fire and heat pump. Nice setting surrounded by mature trees, very private and only 21.4km to Invercargill.

Kirsty Anderson

M 027 226 1818

E kirsty.anderson@pggwrightson.co.nz

Enquiries Over \$495,000

GST Inclusive

www.pggwre.co.nz/INV33647



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Sensationally Unique. Te Miro, Waikato (see inside for details on this property)

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