

[www.sstproperty.co.nz](http://www.sstproperty.co.nz)

**Juliette Lee**

03 358 2972  
0272 600 287  
juliette.lee@harcourts.co.nz

**You can be here, contact your local Fairfax Media consultant.**

**Jenny Dickie**

021 342 227  
03 548 7705  
jenny.dickie@remax-elite.co.nz

**Michael Ryan**

03 577 7553  
M 021 325 477  
michael.ryan@bayleys.co.nz

**You can be here, contact your local Fairfax Media consultant.**

**Vanessa Sharp**

Sales Associate  
03 442 0121  
021 213 2526  
vanessa.sharp@sothebysrealty.com

**Juliette Lee  
Grenadier Real Estate  
Ltd MREINZ**

0272 600 287  
03 358 2972  
juliette.lee@harcourts.co.nz

Juliette embraces new real estate industry legislation and in her ideals she embodies the new generation of agents.

Having both spent her professional years in a career where people' goals and relationships with clients were key, she prides herself on her ability to listen & prepare, her honesty and integrity, and her commitment to hard work.

Juliette has an inherent & acquired ability to read people, which she draws upon to gain the best out of negotiations. She strongly believes ethics, professionalism & communication should underpin every relationship and undertaking in the process of buying and selling property.

**Sue Morton**

027 600 5777  
sue.morton@bayleys.co.nz

**You can be here, contact your local Fairfax Media consultant.**

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**www.hoamz.co.nz**  
**Queenstown / 03 441 8858**  
hoamz Ltd, Licensed Real Estate Agent (REAA 2008)

**QUEENSTOWN**

Web ref: 26304

**Ultimate accommodation investment – PBN**

- Management rights to lucrative apartment complex plus five onsite units
- Longstanding, loyal owners with robust management contracts
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- Long term lease with rights of renewal
- Ongoing marketing in print and online via high-profile channels
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- Accommodation has been identified as a significant growth industry in QT

**Stephen Thompson:**  
027 343 0024  
stephen.t@hoamz.co.nz

**Brendan Quill:**  
021 416 785  
brendan@hoamz.co.nz

## Cover Story

# Majestic Marlborough Sounds home in magical setting

**A captivating four bedroom, two-bathroom, architecturally designed 290sqm home in the Marlborough Sounds with a breath-taking waterfront setting capturing all day sun. Juliet McGhie discovers this gem.**

This exquisite home is perfectly positioned with panoramic views of the Waikawa Marina, The Snout forest peninsula and the coves of Queen Charlotte Sound.

The vendors gave Mark Hawkins of Hawkins Architecture a brief to create a clean and modernist form of house sitting comfortably within its landscape.

A limited palette of materials was used, and interestingly the house is constructed with axon panel and glass. A glass balustrade wraps around the upper level.

Floor to ceiling windows and sliding doors blur the lines of indoor and outdoor living, offering epic views if you choose to stay indoors.

Generous Virtex timber deck areas on both levels wrap around the front of the home - ideal for entertaining, outdoor dining, relaxing with a book or simply admiring the view.

Split over two levels, the heart of the home is found on the top floor with stunning American Oak floor flowing through the open plan living areas.

The contemporary kitchen appears integral rather than separate to living areas. The kitchen joinery is constructed to ensure a seamless connection, with Miele appliances, soft close drawers, gas cooking and a substantial butler's pantry

A double-sided gas fireplace provides a subtle division between the spacious living areas and adds an inviting ambience to the sunny home. The beautifully-appointed master wing has a large walk-through wardrobe leading to a luxurious en-suite and doors opening out to the deck.

Configuration of the living rooms along with master suite situated across the wide frontage of the house and large expansive deck make good use of the sun and expansive views across the bay. The three bedrooms on the lower level all enjoy sea views.

Fittings, fixtures and features throughout the stylish home have been carefully considered

and expertly integrated for streamlined modern living, including a built-in sound system through the upper level and outdoor entertaining area, a wired security system and smoke alarm.

Meandering down to the beach you will find a private little bay to enjoy water sports or simply to relax and enjoy the ambience.

Easy-care grounds planted in natives surround the attractive home meaning more leisure time and minimal maintenance. A cleared track leads down to the beach with waves lapping on the shore.

The house is surrounded by native bush with extensive new plantings where tui, bellbirds and kereru often visit, filling the air with birdsong. Dolphins, seals and the occasional orca are also welcome visitors to the bay.

There is always something happening on the water whether it is yacht racing, passing of Cook Strait ferries or the occasional cruise ship.

Keep a watchful eye on your boat on the swing mooring, capable of a vessel up to 12 metres

and for your vehicles safety, there is a secure double garage.

The fact you get to enjoy all of the above and only a 12 minute drive from Picton makes this a very special property.

For a full information package or an appointment to view, please contact Glenn Dick today.

## SALE DETAILS

**LOCATION:** 171 Port Underwood Road, Waikawa, Picton

**HOUSE SIZE:** 290m<sup>2</sup>

**LAND SIZE:** 1,816m<sup>2</sup>

**AGENT:** Glenn Dick of Bayleys Marlborough

**CONTACT:** Glenn, phone 021 731 201 or email glenn.dick@bayleys.co.nz

**PRICE:** Tender closes on Thursday August 18 at 4pm.

**ONLINE:** [www.bayleys.co.nz/4131221](http://www.bayleys.co.nz/4131221)

## Relax and Retire

Marlin Waters is the unique villa complex designed for the early or active retiree, situated within the stunning Whitianga Waterways development.

Villas start from just \$399,000

For more information talk with our friendly sales staff or visit the show home on the corner of Joan Gaskell and Vanita Drive, Whitianga

# **A FRESH APPROACH TO TOWN LIVING**

## **29 Harbour View Heights, Picton**

### **Designed With Individuality & Attitude**

These owners wanted a home for themselves to cover all that they enjoy in life. Both love the rugby and she just loves a luxury bedroom suite, with its spacious floor area, luxury ensuite and a walk-through robe. Electric blinds make the 'checking out the day' before your feet hit the ground a treat! They both love a quiet read or a symphony concert or jazz. There is the quiet space of the library with all the shelving and cabinets for your special collection. With individual room controls your favourite music is available – that includes the outdoors as well for the BBQ or to enjoy a little romantic music on the deck or patio. A home theatre room, complete with all the fittings to watch the rugby or the latest releases. They love friends and family visits so bedrooms enough for all, three double sized in fact! The family bathroom is stunning, as is the decor throughout. With the views over Picton and the Queen Charlotte Sound in the background. A sunrise wonder! The kitchen will win over the cook with so many inclusions! Light fittings were made to order and the outdoor tiling came from Italy. We must not forget the garage and wine cellar, it's all here and more! Quality, comfort and individual style, so come, pop the cork on the Champagne and celebrate your new home. Love fishing in the Marlborough Sounds or enjoying a lazy day at the vineyards, then this is the gateway.

**Viewing by appointment.**

**Ref: PR34988**  
**\$1,250,000**

**Agent: Vicki Weetman**  
**027 448 1872 | Office: 03 573 6166**  
**vicki.weetman@summit.co.nz**

## Pick of the Bunch

# A world of difference

**New start, open spaces, nearby beaches, a developing community and commercial centre, all in reach of the city ... Ravenswood is everything a family could wish for.**

## INSIDE STORY

Ravenswood

**LOCATION:** North Canterbury

**ADDRESS:** Immediately north of Woodend to the west of State Highway 1

**SIZE:** Total land area 150ha; Stage 1 sections available now, from 312m<sup>2</sup> to 750m<sup>2</sup>

**PRICE OR SALE TERMS:** Priced from \$99,000

**AGENTS:** Bayleys Rangiora Whalan & Partners Ltd

**PHONE:** Richard Woerlee 027 220 7706 /

Matthew Heazlewood 027 237 7178

**EMAIL:** Richard.woerlee@bayleys.co.nz /

Matthew.heazlewood@bayleys.co.nz

Harcourts Rangiora Twiss Keir Realty

**PHONE:** James Keir 027 274 6112

**EMAIL:** James.keir@harcourts.co.nz

Ray White Full Circle Real Estate Ltd

**PHONE:** Shane Paget, 027 488 7442

**EMAIL:** Shane.paget@raywhite.com

Ray White Rangiora Morris & Co Real Estate Ltd

**PHONE:** Stuart Morris 027 422 6395

**E-MAIL:** stuart.morris@raywhite.com

## RAVENWOOD FEATURES

- **Fully master** planned community
- **Home** and land packages available
- **Commercial** and industrial lots and retail opportunities
- **Nearby** established market towns Woodend, Rangiora and Kaiapoi
- **Close** to beaches, golf courses, walking trails, thermal pools and the city
- **Excellent** schooling nearby catering pre-school through

Ravenswood is a new residential community development just half an hour north of Christchurch – designed to offer family living at an affordable price, with all the benefits of a thriving community.

Ravenswood offers a semi-rural lifestyle – fresh country air, open spaces, green areas, neighbouring walkways, nearby golf course and beaches – with the convenience of a commercial centre within the community offering a supermarket, fuel station, and a wide range of retailers within the development.

Located in the Waimakariri District of North Canterbury, just north of Woodend and west of State Highway 1, Ravenswood is approximately 25kms north of Christchurch. It is bordered by Rangiora Woodend Road to the south and State Highway 1 to the east and is just a five-minute drive to the surf beach at Pegasus Bay.

Ravenswood is a fully master planned community with a total land area of 150ha. This includes 1,352 residential sections and plans for approximately 15 hectares of commercial land.

To meet the needs of the local community, a commercial and retail precinct will be built within the

development in the early stages of the development. The centre will feature a supermarket, fuel station, food outlets, and a wide range of shops and retail outlets, along with light industrial, offices and other services.

Ravenswood sits at the centre of a vibrant, growing region. Ravenswood Sales Manager Jenny Lake has lived in North Canterbury for many years and knows the region well. “We love this place – and with good reason,” she says.

“North Canterbury towns have a sense

of community that can be hard to find these days. The pace of life is just a little more relaxed, and you feel closer to the incredible local environment,” Jenny says.

“Just a little north of Christchurch offers a world of difference when it comes to lifestyle and recreation. And there’s

something very special about being this close to the city, and yet a real part of Canterbury’s rural areas. We’ve got beaches, golf courses, rivers, walking trails, the thermal pools in Hanmer Springs and the city all within easy reach.”

There are some fantastic property options available in Stage One. Canterbury’s leading home builders are providing a wide range of designs and tailored options for the new community. Some of these will be included in a proposed new show home village. The wide choice of section sizes means purchasers in the new community can

design a home to suit not just their budget, but also their lifestyle. Whether it’s an affordable first home, a stylish, modern house with an emphasis on easy care maintenance and outdoor entertaining, or even an expansive streamside property – there are so many choices to suit the lifestyle that can be enjoyed at Ravenswood.

For more information about Ravenswood contact Jenny Lake, Sales Manager, phone 03 375 0010, email [live@ravenswood.co.nz](mailto:live@ravenswood.co.nz) Visit the website [www.ravenswood.co.nz](http://www.ravenswood.co.nz)

Built with meticulous attention to detail & designed to maximize the abundance of northern light, this eco-friendly home has undergone a cutting edge transformation to deliver high-end features, striking interiors and impressive indoor/outdoor flow. Showcasing a cohesive signature style that echoes New York chic, this fully furnished home offers 3 bedrooms, 2 bathrooms & spacious open plan living. Internal access garaging adds further appeal to a home where winning spaces will be the buyer's prize.

**Auction** Sun 14 Aug 2016  
**View** By Appointment Only  
[www.bayleys.co.nz/TheBlockNZ](http://www.bayleys.co.nz/TheBlockNZ)  
**Lauren Andreoli**  
**M** 027 470 7881  
[lauren.andreoli@bayleys.co.nz](mailto:lauren.andreoli@bayleys.co.nz)  
**Mitzi Hansen**  
**M** 021 413 535  
[mitzi.hansen@bayleys.co.nz](mailto:mitzi.hansen@bayleys.co.nz)  
BAYLEYS REAL ESTATE LTD, REMUERA,  
 LICENSED UNDER THE REA ACT 2008

This trendy townhouse has been completely renovated to feature modern, eco-friendly living. The galley kitchen and dining link to the large living area, flowing seamlessly onto an impressive Louvretec covered outdoor space that will see you entertaining all year round. All three bedrooms are sunny and spacious and both the family bathroom and ensuite are sleek and stylish. The theme of the home showcases a beautiful neutral colour palette with accents of native timber that have been carefully crafted. Call us now!

**Auction** Sun 14 Aug 2016  
**View** By Appointment Only  
[www.bayleys.co.nz/TheBlockNZ](http://www.bayleys.co.nz/TheBlockNZ)  
**Jackie Dragicevich**  
**M** 021 657 521  
[jackie.dragicevich@bayleys.co.nz](mailto:jackie.dragicevich@bayleys.co.nz)  
**Vanessa Mowlem**  
**M** 021 840 700  
[vanessa.mowlem@bayleys.co.nz](mailto:vanessa.mowlem@bayleys.co.nz)  
BAYLEYS REAL ESTATE LTD, REMUERA,  
 LICENSED UNDER THE REA ACT 2008

This could just be the opportunity for you. A fully furnished three bedroom home that has been extensively renovated to provide a healthy environment with the latest in green technology throughout. The sought-after position at the end of the block has a combination of large picture windows and solar powered skylights. Embrace the elevated urban aspect and subtle colour palette from the kitchen complete with butler's pantry right through to the bathrooms. Start your bright future today.

**Auction** Sun 14 Aug 2016  
**View** By Appointment Only  
[www.bayleys.co.nz/TheBlockNZ](http://www.bayleys.co.nz/TheBlockNZ)  
**Steven Rees**  
**M** 021 0816 6517  
[steven.rees@bayleys.co.nz](mailto:steven.rees@bayleys.co.nz)  
**Fleur Denning**  
**M** 021 0272 3624  
[fleur.denning@bayleys.co.nz](mailto:fleur.denning@bayleys.co.nz)  
BAYLEYS REAL ESTATE LTD, REMUERA,  
 LICENSED UNDER THE REA ACT 2008

This eco friendly haven is a fully renovated boutique townhouse which offers three double bedrooms and three stylish bathrooms. The master bedroom has a restful sophisticated vibe with a walk in wardrobe and ensuite. The open plan kitchen and living area flows out to a wonderful outdoor entertaining deck. House 4 also has a study, separate laundry and wine cellar. This free standing home comes with a furniture package, Bosch tool wall with custom made storage and is convenient to all local amenities.

**Auction** Sun 14 Aug 2016  
**View** By Appointment Only  
[www.bayleys.co.nz/TheBlockNZ](http://www.bayleys.co.nz/TheBlockNZ)  
**Libby Greenwood**  
**M** 021 937 470  
[libby.greenwood@bayleys.co.nz](mailto:libby.greenwood@bayleys.co.nz)  
**Jude Finch**  
**M** 021 659 688  
[jude.finch@bayleys.co.nz](mailto:jude.finch@bayleys.co.nz)  
BAYLEYS REAL ESTATE LTD, REMUERA,  
 LICENSED UNDER THE REA ACT 2008

**171 Port Underwood Road, Waikawa**

Your opportunity to secure an exclusive residence dressed head-to-toe in superior design to rival the breath-taking waterfront Marlborough Sounds setting. Found only 12 minutes' drive from Picton, this exquisite home is perfectly positioned with panoramic views of the Queen Charlotte Sound. The four bedroom, two-bathroom architecturally designed home captures the expansive views and all day sun with its floor to ceiling windows and sliding doors to blur the lines of indoor and outdoor living. Split over two levels, the heart of the home is found on the top floor with stunning American Oak floor flowing through the open plan living areas and a magnificent, contemporary kitchen. The beautifully-appointed master wing has a large walk-thru wardrobe leading to a luxurious ensuite and doors opening out to the deck. Easy-care grounds planted in natives surround the attractive home and a cleared track leads down to the beach. A swing mooring will also be sold with this property.

**Tenders Close** 4pm,

Thurs 18 Aug 2016

33 Seymour Street, Blenheim

**View** by appointment[www.bayleys.co.nz/4131221](http://www.bayleys.co.nz/4131221)**Glenn Dick****M** 021 731 201**B** 03 578 7700[glenn.dick@bayleys.co.nz](mailto:glenn.dick@bayleys.co.nz)BE MARLBOROUGH LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008**142 Moetapu Bay Road**

Absolute waterfront, private and next to a golden beach this contemporary home is perfect for those seeking a stunning holiday getaway or even a permanent retreat. Located only 25 minutes' drive to Havelock the four bedroom, two-bathroom dwelling offers open plan, light filled living opening out to a large deck at the front of the home. There are two parking areas, a swing mooring and a gentle walking track leads you down to the beach.

**Auction** 12pm,

Fri 19 Aug 2016

(will not be sold prior)

33 Seymour Street, Blenheim

**View** by appointment[www.bayleys.co.nz/4131245](http://www.bayleys.co.nz/4131245)**Glenn Dick****M** 021 731 201**B** 03 578 7700[glenn.dick@bayleys.co.nz](mailto:glenn.dick@bayleys.co.nz)BE MARLBOROUGH LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

North facing and sheltered, enjoy the style and contemporary convenience that this home offers. Splendid outdoor entertaining areas that you will be happy to enjoy with friends and family combined with three car garaging for boat and cars, four bedrooms plus a large section. Set in well regarded Quail Rise surrounded by other well maintained properties this property is only available due to a new focus for the owners and their instructions to us are clear: "We want to see a SOLD STICKER".

**Auction (unless sold prior)**

1pm, Fri 26 Aug 2016

Sofitel Hotel, 8 Duke St, Queenstown

**View** Wed & Sat 11.30am[www.bayleyslocations.co.nz/4501201](http://www.bayleyslocations.co.nz/4501201)**Warwick Kerr AREINZ BDS****M** 027 473 3130[warwick.kerr@bayleyslocations.co.nz](mailto:warwick.kerr@bayleyslocations.co.nz)QUEENSTOWN AND SOUTHERN NZ REALTY LIMITED,  
LICENSED UNDER THE REA ACT 2008

This special property has been a treasured family retreat for 60 years. It is the end of an era for the family - it is now time for its potential to be passed on to you. It is an exceptional, north facing, sunny, sheltered, warm and elevated six hectare (16 acres) rural lifestyle property - partly zoned 'Residential'. Two houses, private setting, established grounds, mature forest, beautiful drinking water, wonderful views and great potential. This is good real estate beside the desirable Atley Downs residential area.

**Deadline Sale** 4pm,  
Wed 7 Sep 2016 (unless sold prior)  
41 Shotover Street, Queenstown  
**View** By Appointment  
[www.bayleyslocations.co.nz/4501196](http://www.bayleyslocations.co.nz/4501196)  
**Dave Fea**  
M 027 444 1104  
B 03 450 0200  
[dave.fea@bayleyslocations.co.nz](mailto:dave.fea@bayleyslocations.co.nz)

QUEENSTOWN AND SOUTHERN NZ REALTY LIMITED,  
LICENSED UNDER THE REA ACT 2008

Situated in one of Queenstown's most preferred locations, this often admired home offers lake front living with magical views of Frankton Arm. Being single level, this generous size home of 380m<sup>2</sup> would suit a busy Queenstown family who want to make the most of the Wakatipu lifestyle, the perfect retirement residence or the ultimate holiday pad. Featuring open plan living, separate lounge, three bathrooms, office, great courtyard, and four car garaging (two doubles), set on a 1,012m<sup>2</sup> section this is a rare find.

**Deadline Sale** 4pm,  
Fri 19 Aug 2016 (unless sold prior)  
41 Shotover Street, Queenstown  
**View** By Appointment  
[www.bayleys.co.nz/4501193](http://www.bayleys.co.nz/4501193)  
**Chris Campbell AREINZ**  
M 021 932 441  
B 03 450 0200

chris.campbell@bayleyslocations.co.nz  
QUEENSTOWN AND SOUTHERN NZ REALTY LIMITED,  
LICENSED UNDER THE REA ACT 2008

## Wanaka 705 Aubrey Road

27 ha ↩

So close to Wanaka and yet with 27ha (approx 65 acres) encompassing the slopes & peak of Little Mt Iron you can be assured that by buying this real estate you are buying an outstanding natural landscape giving you peace & privacy on the outskirts of town. The elevated lake and mountain views are only part of the picture. With a variety of topography you can have the top of Little Mt Iron as your daily walk and lookout giving you 360' views of the Upper Clutha. This land is not groomed & manicured but a little bit wild & rugged with native kanuka's, matagouri, tussocks & rocky outcrops. Make this your opportunity and contact us for more details on this stunning and unique real estate opportunity.

## Deadline Sale

Offers by 4pm 15th August  
(unless sold prior)  
**View** By Appointment  
[rwwanaka.co.nz/WNK21404](http://rwwanaka.co.nz/WNK21404)  
**Anna Findlay**  
**0274 383 640**  
[anna.findlay@raywhite.com](mailto:anna.findlay@raywhite.com)

LICENSED (REAA 2008)

[rwwanaka.co.nz](http://rwwanaka.co.nz)



## Pick of the Bunch

# Auction anticipation builds on The Block NZ.

The stakes are at an all-time high as viewers around the country prepare for the big finale of The Block NZ, due to air in just two weeks' time.

It has been a season of highs and lows this year as tensions soar in the battle that determines who will be reined as the winner of The Block NZ: Boys Vs Girls, and walk away with the coveted \$100,000 prize for selling highest over reserve.

Some would argue that the real winners are the lucky buyers who will make the purchase of a lifetime to claim one of these handsomely renovated properties as their own. *Nicola Moss* takes an inside glance at the hub of these homes – the living and outdoor areas, which new owners will relish as we approach the warmer seasons.

## HOUSE 1 - Niki & Tiff

With the finished product revealed on air tonight, the girls' outdoor space is guaranteed to raise eyebrows for all the right reasons.

A lot of consideration has gone into the construction of this area, which was designed to be multi-functional and the ultimate entertainment retreat in all seasons. The open outdoor fireplace sets the perfect scene in winter thanks to the addition of a pull-out canopy, which makes this space enjoyable in almost any weather condition. The self-watering herb garden was a thoughtful touch and takes into account the busy lives of inner-city folk.

No expense has been spared in the home's combined living area, which is lavish and hard-wearing in all the appropriate places. The installation

of an iLi One Touch system means its internet and digital media can all be controlled at the push of a button and sliding doors with no beam in the middle allow it to open completely to the outdoors.

A few of the girls' proudest features include the lovingly restored French antique dining table, the painted barn door that conceals the TV unit and the soft toned kitchen with a durable butlers' sink, all of which help make this space the ultimate relaxation spot.

## HOUSE 3 - Emma & Courtney

South Island duo Emma and Courtney made the strategic move to select the house on the block with the best outlook and their personal choice has certainly paid off, judging by the results of their central living area.

Poised to capture the views from every angle, the girls have gone ahead and created a warm, social space that has been stylishly finished with swanky David Trubridge light fittings, central heating and soft regal oak flooring.

As the only home out of the four to include a butlers' pantry, they have made this a main feature of their kitchen, alongside the trendy diamond tile splash back that ties this space together perfectly.

The lounge is a comfortable and inviting room that connects the inside of the home to the 'chill out' zone outside, which is nicely spread out and split into several sections – the patio/entertainment area, the washing line and herb garden and the ultimate relaxation spot that has been established under the property's mature trees. Glass balustrades on either side of the deck are a fabulous addition and give a wonderful sense of space to enjoy a classic Kiwi gathering.

## Snag one for yourself!

Bayleys is proud to be marketing these fully furnished properties – which will be going under the hammer during the Live Auction Finale on Sunday 14 August 2016.

If you're interested in bidding at the auction and securing one of these hot properties, make sure you register with Bayleys prior to the event.

### Marketing Bayleys Agents:

**House 1:** Lauren Andreoli (027 470 7881) and Mitzi Hansen (021 413 535)

**House 2:** Jackie Dragicevich (021 657 521) and Vanessa Mowlem (021 840 700)

**House 3:** Fleur Denning (021 0272 3624) and Steven Ross (021 0816 6517)

**House 4:** Jude Finch (021 659 688) and Libby Greenwood (021 937 470)

**Visit:** [TV3.co.nz/theblocknz](http://TV3.co.nz/theblocknz) for more information.

## HOUSE 2 - Dyls & Dylz

In keeping in with their overall theme, the boys' aim for their outdoor living space was to embody the Kiwi dream. This has been achieved by the incorporation of a barbecue, outdoor speakers and a Louvretec retractable roof that can be tilted up to 360 degrees to be made into a covered outdoor room at the drop of a hat.

Inside, large couches and a large eight seater dining table fit the bill for a home one would be proud to entertain in, where guests are able to just kick off their shoes and forget about city life. The addition of a sliding barn door built by Dyls himself instils a rustic theme and closes the area off from the rest of the house for privacy.

The kitchen is a space the boys are particularly proud of

and is simple yet effective with regal white oak flooring and the use of kickboard lighting, which was commended by Peter Hay himself for both functionality and style. A custom-made glass splash back suits the tone of this room perfectly and was replicated from a photograph of the schist stone feature wall in the bathroom, adding the ultimate finishing touch.

## HOUSE 4 - Sam & Emmett

Kiwi lads Sam and Emmett showed us and the judges a thing or two about style with each reveal of house four's glorious living areas.

A place of pride for the boys is the kitchen, which won them first place against their competitors. Here they have effectively combined black and white fittings with a glamorous subway-tile splash back and the clever use of handle-free drawers and cabinets that display the perfect balance between functionality and style.

In the lounge, they've gone to great lengths to fit the judges' brief for 'colour accent' through the use of artwork, David Trubridge light fittings and 'chain of hearts' wall plants which can be easily removed should new buyers wish to inject their own signature style. These colourful elements are further accentuated

by a few masculine touches i.e. the reindeer skin rug and gorgeous brown leather chair.

Flowing effortlessly from the lounge, the concrete patio is perfect for hosting those summer functions with the inclusion of outdoor lighting to set the mood after dark. This area coincides with the property's carefully configured backyard where there is enough space for your vegetable garden and clothesline, plus a little bit of extra room that the kids and pets will cherish.

## South Island gateway lifestyle and investment

This expanded and refurbished lodge motel presents a gilt-edged lifestyle and business opportunity at the gateway to the Marlborough Sounds.

**D**oug and Heather McDonald bought Aldan Lodge in 1993 after selling their sheep farm in Southland. Farming at the time was tough going, and with their involvement in farm hosting they thought it a logical progression "to get into the hospitality industry proper".

"At the time our children were nearing high school age and we wanted to give them the best education opportunity we could afford," Heather says.

Part of the farm hosting involved boats and trout fishing so when Aldan Lodge came on the market the lure of the amazing Marlborough Sounds

with its scenic beauty and boundless waterways was too hard to resist.

"It was already a relatively successful business," says Doug, "but was then only 10 units and a somewhat run down motel. Our initial idea was to stay for 3 or 4 years and then move to a more urban motel in Christchurch, but Marlborough worked its magic on us."

As business improved they added seven more units to meet booking pressures.

Only now, 10 years later than they had first anticipated, are Heather and Doug ready to move on to. They are selling a thriving business that offers an

excellent mix of units with extensive refurbishment. They have built the business to a 4-star Qualmark rating and earned an international reputation, highly rated on travel websites such as Trip Advisor.

The freehold going concern comprises the land, buildings and business.

Aldan Lodge Motel is a relaxing, spacious 17 unit complex comprising 9 studio, 5 one-bedroom and 3 two-bedroom units, with a fully equipped guest laundry.

The owner's accommodation is generous, a well appointed and spacious three-bedroom upstairs home with double garage.

There is ample off-street parking for cars, boats and trailers and caters for the storage of luggage for guests walking the popular Queen Charlotte track which is a major tourist attraction.

Aldan Lodge is centrally located in Picton and is a short walk to town, the waterfront, railway station and inter island ferry terminal.

Boasting one fifth of New Zealand's coastline at its door and the best climate in New Zealand, Picton has rocketed from charming little fishing village into a world class destination for international and domestic visitors to Marlborough, its sounds and wine country.

Doug and Heather will leave with some obvious regrets. "The fun part of the business is the people part. We have made many friends among the guests and it has been a privilege to enjoy part of the holidaymakers' fun and share in their adventures."

### ALDAN LODGE MOTEL

**LOCATION:** 86 Wellington St, Picton, Marlborough

**SIZE:** Land area 2136m<sup>2</sup>

**PRICE:** Freehold going concern \$1,775,000

**AGENT:** Jono Jarvis

**PHONE:** 021 177 9760

**EMAIL:** jono@resortbrokers.co.nz

**ONLINE:** [www.resortbrokers.co.nz/properties-for-sale/1549/](http://www.resortbrokers.co.nz/properties-for-sale/1549/)

**P ope**

Buller Real Estate Ltd Licensed REAA 2008

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### LYFORD, Lot 3 The Wandle

Situated at the base of Mount Lyford, New Zealand's highest stand-alone freehold mountain, sits this unique 19.56 hectare block of private freehold land, with private access off the Mount Lyford ski area access road. Opportunities for secluded properties of this size comprising native New Zealand flora and easy access to amenities rarely present themselves.

(Boundary shown indicative only. Crosses mark building concept sites).

**PRICE:** \$950,000 plus GST (if any)

**VIEW:** [nzsothebysrealty.com/QBS11499](http://nzsothebysrealty.com/QBS11499)

**RUSSELL REDDELL:** +64 21 355 291  
[russell.reddell@sothebysrealty.com](mailto:russell.reddell@sothebysrealty.com)

**MATT FINNIGAN:** +64 21 199 7669  
[matt.finnigan@sothebysrealty.com](mailto:matt.finnigan@sothebysrealty.com)

### WEB ID WEC49985

#### WESTPORT

##### 185 Derby Street

5132m<sup>2</sup> industrial site with 1025m<sup>2</sup> Warehouse plus offices located in Westport. Currently Vacant and offered for sub lease by the main tenant. Includes high vehicle access and 10tn gantry crane. Multiple offices and reception facilities plus extensive on-site parking. Lease Terms are negotiable and further information is available from the agent.

#### VIEW By Appointment

**Charlie Elley**  
Mobile 027 662 2723  
Office 03 789 8777  
[charlie@propertybrokers.co.nz](mailto:charlie@propertybrokers.co.nz)

AU-735808AA

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## Mount Maunganui Accommodation Business ID#1526 Includes FREEHOLD apartment

Seldom do we see opportunities like this come to the market. This well established management rights business offers a mouth watering profit. Set right on Pilot Bay and a stroll from the township village/beach & cafes - buy & you will enjoy your new life!

[gord@resortbrokers.co.nz](mailto:gord@resortbrokers.co.nz)

Gordon Fridge 0221 569 330

Asking \$1,250,000

## Management Rights plus Real Estate ID#1554 Gated community with leisure facilities, Hamilton

Beat Auckland pricing by purchasing a family home in a gated community, and operate the residential Management Rights to earn cash-flow. Living and business go hand in hand at this superb Hamilton management right complex, or for the bold, consider investing in more homes in the complex, managing and letting these out as investments. Register your interest.

[lindsay@resortbrokers.co.nz](mailto:lindsay@resortbrokers.co.nz)

Lindsay Sandes 021 895 940

Price by Negotiation

## One Of Paihia's Best Motels ID#1552 What an opportunity!

Paihia's Averill Court Motel is an absolute gem - seldom do we see a motel of such quality come to the market. This very well maintained 20 unit motel with fantastic (sizeable) 3 bedroom owners home comes with a brand new 30 year lease and will simply blow you away. Contact me today to discuss details on this well performing business.

[allister@resortbrokers.co.nz](mailto:allister@resortbrokers.co.nz)

Allister Simpson 021 1478 034

Asking \$650,000

## Stunning Freehold Going Concern ID#1564

Looking for a fantastic investment? Looking for a wonderful family home & very good income? Then look no further! Set on over 7500m<sup>2</sup> of land in one of NZ's tourism mecca's this wonderful motel complex coupled with well established business will offer any new purchaser an A+ lifestyle. Call me for an inspection today.

[gord@resortbrokers.co.nz](mailto:gord@resortbrokers.co.nz)

Gordon Fridge 0221 569 330

Asking \$1,595,000

**Out now - latest Issue of The Tourism Informer magazine, with industry articles and listings. Contact us for your free copy.**

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### interest rates

for residential mortgages

	Variable	Fixed		
		1 year	3 years	5 years
ANZ Bank	5.64%	4.25%	4.99%	5.30%
ASB Bank	5.65%	4.25%	4.34%	4.79%
Bank Direct	5.65%	4.25%	4.34%	4.79%
BNZ Bank	5.69%	4.25%	4.49%	5.15%
HSBC Bank	5.75%	4.19%	4.49%	4.99%
ICBC	5.60%	4.39%	4.99%	5.45%
Kiwibank	5.45%	4.19%	4.29%	4.99%
Kookmin	6.00%	5.25%		
NZ Housing Corp	5.64%	4.69%	4.89%	5.15%
Heartland Bank	6.70%	7.00%	7.85%	8.55%
Co-operative Bank	5.45%	4.25%	4.34%	
S B S Bank	5.59%	4.25%	4.65%	4.99%
Sovereign	5.75%	4.25%	4.34%	4.79%
TSB Bank	5.54%	4.25%	4.59%	4.99%
Westpac Bank	5.75%	4.25%	4.49%	4.89%

### GOLDEN OPPORTUNITY, IN GOLDEN BAY ..... X2

Subject to issue of new title, two prime blocks offered for sale – One of 4.99ha and the other 45.01ha.

Both with great views over Ligar Bay and recently formed access to both building sites. The stream running on both sides could provide a possible water source. Call me for further information on these prime lifestyle blocks, rarely available of this size and quality. \$450,000 (incl GST) each. Ref: 3464.

[www.goldenbayproperty.com](http://www.goldenbayproperty.com)

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