BAYLEYS

Simply stunning lifestyle

Nikki McHugh 027 230 2440
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REAA 2008

Kerry Low 027 514 5979
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REAA 2008

bayleys.co.nz

BAYLEYS

NEW LISTING

Outer Kaiti 184 Gaddums Hill Road

Simply stunning lifestyle

Enhance your lifestyle with a high quality award winning home, offering majestic panoramic views out to sea and across the hills. The butlers kitchen flows onto a large living and dining area – just one of the many fabulous features. The thoughtfully designed floor plan includes an additional living area, providing a quiet haven away from the family hub. Four bedrooms, three bathrooms and a media room for those wanting to relax in evenings. Two patios areas for entertaining and to make the most of these desirable views. Positioned on a 1.5 ha site, providing space to graze and yards for stock. This property offers a country lifestyle in a truly unique and beautiful environment.

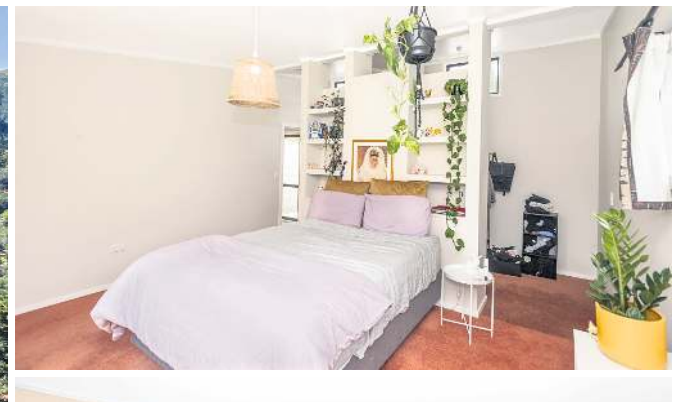
You will have all you need here to live a lifetime of happiness.

bayleys.co.nz/**2752053**

4 2 3 2

Auction (unless sold prior) 1pm, Fri 26 Feb 2021
10 Reads Quay, Gisborne
View Mon 10.30-11am
Nikki McHugh 027 230 2440
nikki.mchugh@bayleys.co.nz
Kerry Low 027 514 5979 kerry.low@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

FINAL NOTICE



Outer Kaiti 11 Hacche Road

Love the lifestyle

This stylish and refurbished family home provides numerous features both inside and out, including open plan living with fantastic flow to the outdoors - an ideal place to entertain guests year-round. The separate bedroom/living area, along with a kitchenette provides a suitable space for the independent teenager, relatives or even a flat mate. A large new shed with its own water tank has separate access and could be used to run a home business from or continue to be used as a paddock to graze pets with the potential to subdivide off in the future. Established plantings and fruit trees frame lovely rural views. A hen house and room for a vegetable garden makes this an ideal place to live the lifestyle dream and live off the 3835sqm land on a small scale close to the city, beaches and schools.

bayleys.co.nz/**2752039**

3 1 1

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View Mon 11.30am-12pm
Kerry Low 027 514 5979 kerry.low@bayleys.co.nz
Nikki McHugh 027 230 2440
nikki.mchugh@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

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BAYLEYS

Makauri 82 King Road

Lifestyle with income

3 2 3

This immaculately presented lifestyle block is a must view. Located on King Road and only a short walk to the extremely popular Makauri School, sits this well established 2.69 hectare citrus orchard. The property includes a spacious 3 bedroom, 2 bathroom home, which also encompasses an office and a games room. With multiple patios including a covered area with a spa pool, you have options to either enjoy the sun or shade all day long. Alongside the house, is a modern 3 bay shed, great for storing the boat in, as well as a second shed where other machinery, or all your extra prized possessions can be housed. The producing orchard has a mixture of Afourers, Kawano and Miho Mandarins, along with 42 avocado trees planted in 2017. The property is situated in its own little micro climate, which allows for an early harvest of citrus meaning first to the market, capturing the premium prices and maximising returns.

bayleys.co.nz/**2752055**

Auction (unless sold prior) 1pm, Fri 26 Feb 2021
10 Reads Quay, Gisborne
View by appointment
Peter McIntyre 027 443 6244
peter.mcintyre@bayleys.co.nz
Stephen Thomson 027 450 6531
stephen.thomson@bayleys.co.nz

BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Manutuke 41 Rakaukaka Road

Plenty of room to grow!

7 2 3

Hidden away on the very peaceful Rakaukaka Road, is this fantastic lifestyle block. The spacious home, only 17km from Gisborne, boasts seven bedrooms allowing for a large or extended family to live under one roof whilst still enjoying your own privacy. With a total of 4 hectares, there is enough land to generate extra income but also enjoy rural living with room for horses, chooks and family pets. The property is currently being used to grow lucerne baleage. Other options could include permanent horticulture, arable cropping or even market garden vegetables and flowers. Having a 3 bay car shed, further implement sheds and horse stables, there is ample room available for storage of the horse float, boat or motorbikes, along with all the families toys. Whether you decide to develop permanent horticulture, or simply enjoy rural living, this property gives buyers the option to decide. Don't miss out on making your decision!

bayleys.co.nz/**2752033**

Auction (unless sold prior) 1pm, Fri 26 Feb 2021
10 Reads Quay, Gisborne
View by appointment
Stephen Thomson 027 450 6531
stephen.thomson@bayleys.co.nz

BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

BAYLEYS

Ormond 106 Bond Road

Endless options at Ormond

With 25.4 hectares of land, the opportunities are endless at Bond Road. There is potential for permanent horticulture similar to neighbouring properties, building a lamb finishing operation possibly in conjunction with a bigger property, or to look at options such as more arable cropping. The property offers up a spacious four bedroom home with multiple decks giving all-day sun. The openness of the house, allows flow and interaction with guests from the kitchen, through the dining room, and out onto the deck. There is ample storage on the property with two x 6 bay implement sheds and other storage rooms. Everything is set up for livestock with a functional shearing facility, sheep/cattle yards and load out facility. Live rurally while only 19km from Gisborne.

bayleys.co.nz/**2752016**

4 1 1 2

Auction (unless sold prior) 1pm, Fri 26 Feb 2021
10 Reads Quay, Gisborne
View by appointment
Stephen Thomson 027 450 6531
stephen.thomson@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

FINAL NOTICE

Gisborne 4 Root Street

Family friendly in the city

Located in a sunny central location and offering great spaces both inside and out, this four bedroom plus office, two bathroom family home has been freshly decorated ready for you! Well positioned on the 728sqm section, there's great indoor/outdoor flow to make the most of the sun all day and being newly painted with brand new carpet throughout, you can just walk in, sit back and relax. Being fully fenced you'll have peace of mind while the kids and pets play at home and with ample off street parking plus a large single garage you can also safely house the toys.

All this situated just a block from the Botanical Gardens and a short stroll to shops and schools or into town along the river. Vendors have made other plans so this is surplus to requirements.

bayleys.co.nz/**2752030**

4 1 2 1

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View Mon 2.45-3.15pm
Jenny Murray 027 556 6046
jenny.murray@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

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BAYLEYS

FINAL NOTICE

Te Hapara 8 Clarence Street

2 1 2 1

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View Sun 1.30-2pm
Dianne Holland 027 442 2588 dianne.holland@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

More than meets the eye!

Don't be fooled by the cute 1950's cottage exterior, this compact home has had a makeover for modern living. Sleek and clean, with tiled kitchen and bathrooms (yes there are two of them) and two good sized bedrooms on a fully fenced and picturesque section. Here you'll enjoy a private backyard with deck and single garage with an attached lined room perfect as a hobby room or studio. This is the perfect first home or investment.

Going to auction Friday 5 February 2021 with a quick settlement, so do not delay making a time to view and secure your new home!

bayleys.co.nz/**2752018**

FINAL NOTICE

Whataupoko 69 Seddon Crescent

3 1+ 2 2

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View by appointment
Dianne Holland 027 442 2588 dianne.holland@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Serenity and space

Elevated with serene views, this spacious and sunny home is ready for new owners to enjoy all it has to offer.

Superb location with walking trails and cycle trails literally on your doorstep, adjacent to Fox Street reserve and walking distance to Waiteata Park and Central School. Room for all the family and their toys with three large bedrooms, two bathrooms, spacious kitchen and an abundance of storage space as well as double internal garaging. Large living areas with heat pump and wet-back fire, balcony and conservatory make this a home for all seasons. Warm and inviting, there is scope to grow and evolve and offers room to add value in a very desirable area.

Auction now Friday 5 February 2021, make sure you are ready to own!

bayleys.co.nz/**2752020**

FINAL NOTICE

Outer Kaiti 5 Cavendish Crescent

4 1 1 2

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View Sun 12-12.30pm
Dianne Holland 027 442 2588 dianne.holland@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Affordable, affordable, affordable

Wanting to get on the property ladder but have a limited budget? Then you need to consider this, it may be the most affordable home in Gisborne right now! Well built in the 1960's on a good-sized flat section, four bedrooms, fantastic carport and parking and insulated top and bottom and with an in-built fire for warmth. Room to add value with cosmetic improvements, this is your chance to secure an affordable property as a first home or ready-to-go investment. Fabulous tenant in place and a rental of $390 per week gives a much better return than the bank.

Going to Auction Friday 5 Feb 2021 so do not delay!

bayleys.co.nz/**2752027**

BAYLEYS

NEW LISTING

Te Hapara 553 Aberdeen Road

3+ 1 1 1

Auction (unless sold prior) 1pm, Fri 26 Feb 2021
10 Reads Quay, Gisborne
View Sat 12-12.45pm
Peter McIntyre 027 443 6244 peter.mcintyre@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Family favourite

Superbly positioned and with undeniable potential, this spacious home is perfect for families, with its proximity to a host of amenities and sought-after schools it provides all the assurances one could wish for. Inside, this home currently boasts three bedrooms, a spacious living room and office. While the home is perfectly enjoyable as-is there's undeniable scope to freshen up the decor, and astute buyers will recognise this as a chance to add their own sense of style while enhancing the value of their investment. Outside, sprawling lawns offer plenty of space for the kids to play and the pets to roam, while the sun-soaked entertaining areas ensure the adults have options when it comes time to relax and unwind with friends.

With desirable schools, convenient public transport routes and a bevy of quality shops are all within easy walking distance, this property is a must see.

bayleys.co.nz/**2752056**

FINAL NOTICE

Outer Kaiti 131 Huxley Road

4 1 2 1

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View Mon 1-1.30pm
Jenny Murray 027 556 6046 jenny.murray@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

A family home with potential and views

Set back from the road on a sunny 558sqm section lies this relocated 1920's home. Offering four bedrooms and two bathrooms whilst retaining some of the character of yesteryear, you will reap the benefits of the relocation with the updated piles, plumbing and wiring. Meanwhile you will still have the opportunity to add your touches to upgrade to taste.

You and your family will enjoy sitting on the wrap around deck and taking in the peaceful rural views beyond the paddocks adjoining the rear of the property, and you can be forgiven for forgetting that you are so close to shops and schools. With a single garage for storage and off street parking you need to make sure you view!

bayleys.co.nz/**2752037**

FINAL NOTICE

Te Hapara 5 Judd Street

2 1 2 1

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View Mon 11-11.30am
Kerry Low 027 514 5979 kerry.low@bayleys.co.nz
Izzy Low 027 313 5329 izzy.low@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Ready when you are!

What better way to kick off 2021 than by securing your very own easy-care home in a great location? Opportunities like this simply don't come by every day. This tidy home is well positioned and offers comfortable and secure living with a light and bright interior comprising of two bedrooms, master with an ensuite, walk-in-wardrobe, and spacious open plan living. No more getting drenched carting your groceries in - the single carport provides access right to your front door! Enjoy the convenient location with The Park Golf Club near your doorstep, amenities within walking distance and great schools nearby! Offering a prime position and plenty of potential, this secure property is an outright crowd pleaser and deserves your immediate inspection!

bayleys.co.nz/**2752040**

airpoints™

BAYLEYS

FINAL NOTICE

Okitu 25 Douglas Street

3 1 1 1

Auction (unless sold prior) 1pm, Fri 5 Feb 2021
10 Reads Quay, Gisborne
View Mon 12.30-1pm
Kerry Low 027 514 5979 kerry.low@bayleys.co.nz
Izzy Low 027 313 5329 izzy.low@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Kiwiana dream

Searching for a sensational location, where you can walk to the renowned "Pines" for a surf every day? We've got it! Sit back and enjoy the bach lifestyle that this unique property provides or bring your vision and add value to a slice of paradise located in a very desirable part of the world. The 110sqm floor plan flows seamlessly from room to room. Three bedrooms, a sunroom to sit back with a book, and great indoor/outdoor opens out to a private sun-drenched deck where you can relax and enjoy drinks and nibbles with family and friends. A family-friendly neighbourhood where bikes, surfboards and kids on the street are the norm! 25 Douglas Street is perfect for permanent living, a holiday haven or investors looking to add to their portfolio. This home won't last long! Don't miss your opportunity to invest in this sought-after location.

bayleys.co.nz/**2752041**

Inner Kaiti 15 Graham Road

2 1 2 1

Auction (unless sold prior) 1pm, Fri 12 Feb 2021
10 Reads Quay, Gisborne
View Mon 12.30-1pm
Kerry Low 027 514 5979 kerry.low@bayleys.co.nz
Izzy Low 027 313 5329 izzy.low@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Oozing charm!

Located in the sought-after suburb of Inner Kaiti and retaining many of the original features, this classic home has been lovingly renovated with style and passion.

A country style kitchen offers a desirable hub of the home which seamlessly flows to the living area - designed to enjoy time with family and friends. Comprising of two bedrooms plus a studio/hobby room and two bathrooms you will be surprised at this deceptively large floor plan. The layout promotes great indoor/outdoor flow to the landscaped gardens - a lovely place to relax and enjoy the private setting.

With a superb location and meticulous presentation and style, this property must be viewed to appreciate what is on offer.

bayleys.co.nz/**2752050**

Outer Kaiti 5a and 5b Lyell Road

4 2 2 2

Auction (unless sold prior) 1pm, Fri 12 Feb 2021
10 Reads Quay, Gisborne
View Mon 1.30-2pm
Richard Pearce 027 248 4461 richard.pearce@bayleys.co.nz
Kerry Low 027 514 5979 kerry.low@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Investment opportunity plus...

5a and 5b Lyell Road offers a fantastic opportunity to an astute buyer. Not only are there 2 x two bedroom flats offering a great investment return - look at the 3,333sqm section! Over 3/4 of an acre with potential to develop further whilst earning an income, subject to appropriate consents.

The two bedroom flats are each in very tidy condition and comply with the current Healthy Homes Standards. Both are currently tenanted with extremely good tenants in place.

With four bedrooms in total on offer, those buyers considering purchasing a family home with a large section should also view. Or how about living in one unit and renting out the other? This property really does offer an investment opportunity plus!

bayleys.co.nz/**2752052**

airpoints™

BAYLEYS

Elgin 268 Lytton Road

3+1 1+1 2+1 1

Auction (unless sold prior) 1pm, Fri 12 Feb 2021
10 Reads Quay, Gisborne
View Mon 12.30-1pm
Justin Kohere 027 205 6966 justin.kohere@bayleys.co.nz
Richard Pearce 027 248 4461 richard.pearce@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Perfect for extended families and investors!

This substantial home offers all the space a growing family could wish for, including four bedrooms and three bathrooms, all located on a 799sqm section. This private, well-fenced secure property offers more than meets the eye and must be seen to be appreciated. The home has been transformed to accommodate all family needs with a ramp and wet area shower. The house is in very tidy condition throughout with a heat pump, woodfire and HRV system to ensure year-round comfort. The enclosed backyard is perfect for families, with plenty of space for the kids to play and the adults to entertain. The icing on the cake is the garage/sleepout, catering for the extended family while providing extra space and potential to further develop.

bayleys.co.nz/**2752034**

Inner Kaiti 34 De Lautour Road

3 1 1 1

Auction (unless sold prior) 1pm, Fri 12 Feb 2021
10 Reads Quay, Gisborne
View Sun 12.45-1.15pm
Dianne Holland 027 442 2588 dianne.holland@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Character and charm

If you love character, you will love this! The perfect blend of modern where you need it with all of the "old-world" charm of an early century cottage. With a brand new roof for peace of mind, ceiling insulation and well maintained, this home is move in ready. Tastefully decorated and well presented, you'll enjoy a modernized kitchen and bathroom with the bonus of a second toilet. Fully fenced with private veranda and backyard for fun times with family and friends. The single lockable garage for storage completes this attractive package.

A change of plans means a great opportunity for a happy new owner to secure this lovely property.

bayleys.co.nz/**2752024**

Mangapapa 1/6 Ash Street

2 1 1 1

Auction (unless sold prior) 1pm, Fri 12 Feb 2021
10 Reads Quay, Gisborne
View Mon 2-2.30pm
Jenny Murray 027 556 6046 jenny.murray@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Love low maintenance, love the location

Nestled away in this conveniently located & tightly held cul-de-sac lies this surprisingly spacious two bedroom unit. Built in 1975 with low maintenance living in mind, this cross lease property provides a quiet retreat just a couple of blocks from the Ballance Street village and Botanical Gardens. You'll appreciate being able to just drive in to the large single internally accessible garage to easily unpack the shopping, whatever the weather, or you have the option to walk to the shops at your leisure.

The backyard is well positioned for you to make the most of the afternoon sun in privacy and there is still scope to add your touches to the kitchen and bathroom.

Ideal for those who are looking for a property to lock up and leave, busy professionals, investors or those wanting to downsize.

bayleys.co.nz/**2752046**

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BAYLEYS

Outer Kaiti Lot 24 Hacche Road

Auction (unless sold prior) 1pm, Fri 12 Feb 2021
10 Reads Quay, Gisborne
View by appointment
Jenny Murray 027 556 6046 jenny.murray@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Calling sun seekers and water lovers

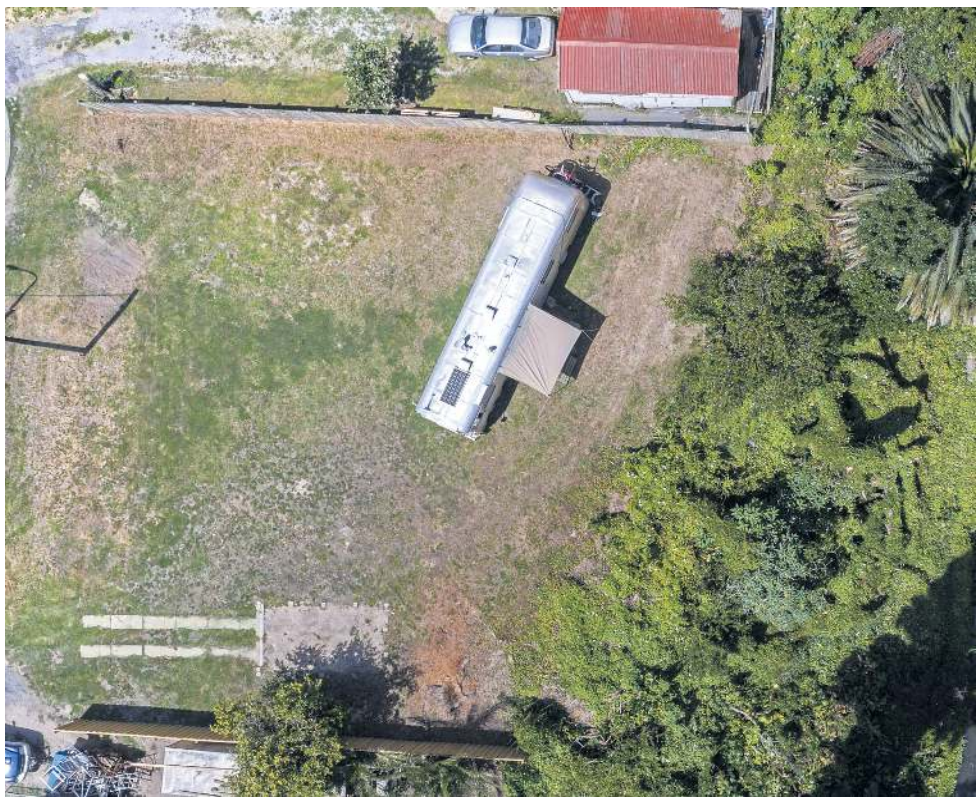
Nestled right near the end of Hacche Road lies the opportunity to build your dream home.

You'll feel the stresses of the day slip away as you take the short drive from town to your 1,973sqm riverbank site. Upon arrival you will appreciate having a level blank canvas on which to build, but you will also love the positioning for the sun with views to the surrounding hills and trees.

With power to the site and an imminent Geotech report, all you need to do is realise how to make your dreams a reality, complete with river access and views.

Vendor has made other plans.

bayleys.co.nz/**2752048**



Kaiti 10 Harris Street

Auction (unless sold prior) 1pm, Fri 12 Feb 2021
10 Reads Quay, Gisborne
View by appointment
Dianne Holland 027 442 2588 dianne.holland@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Double site, multiple options

Bare land is incredibly rare in Gisborne and this has added benefits for the next purchaser. On one Title and in two lots, there is the potential here to subdivide (subject to GDC requirements) and develop separately or keep as is and have a generous 1,421sqm section to develop. Larger than it looks in the photos, there is room to have your own private oasis surrounded by trees. Located in a quiet cul-de-sac and so close to the city and thriving Inner Harbour, you can walk to your destination and leave the car at home. Even better, there are no covenants to be concerned about here! Develop for a profit, relocate a dwelling, landbank for the future or build your dream home - what you do is up to you!

Bus not included - bring your own!

bayleys.co.nz/**2752044**

Hinemoa Point

5 2 3 2

Tender (unless sold prior) Closing 4pm, Thu 11 Feb 2021
1092 Fenton Street, Rotorua
View by appointment
Beth Millard 027 255 5587
Jacquie Bishop 027 220 4777
Rebecca McMaster 027 326 2887
SUCCESS REALTY LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Your own piece of paradise awaits you

No ordinary property, this stunning lawn-to-lake residence allows buyers a rare chance to secure their legacy sanctuary. Drawing inspiration from the natural environs, and blessed with open, airy living spaces and masses of glass, this nature lover laps up tranquil views of Lake Rotorua, Mokoia Island and lush private 11,712sqm grounds. Seamless comfort is par for the course at this opulent 388sqm home that goes all out to make an eye-catching first impression. The centrally located kitchen is certainly a foodie's haven, the piece de resistance is the circular 10,000 litre spa pool set in the magnificent conservatory overlooking the lake. An oak-lined driveway, diversely planted gardens and brick paths enrich the aesthetics of this everyday oasis, just minutes from the CBD.

bayleys.co.nz/**2450604**

BAYLEYS

Waimana 863 State Highway 2

Well developed grazing property

4 1 2

Situated 20 minutes south of Whakatane is a premium 170 hectare dairy grazing or finishing property with well maintained four bedroom home. The contour is mostly easy with some steeper sidlings at the back, no less than 40 hectares is easily mowable. A reliable spring and low maintenance water system on the property supplies water to most of the 73 paddocks which are well fenced with post and wire and accessed by a good race system that is well metaled. Further farm improvements include a three stand woolshed/calf rearing shed with large leanto, separate implement shed with lockup workshop and covered cattle yards with scales and drenching races.

Seldom do premium Eastern Bay of Plenty grazing properties like this become available

bayleys.co.nz/**2571993**

Auction (unless sold prior) 10.30am, Tue 23 Feb 2021
Tuscany Villas, 57 The Strand East, Whakatane
View Thu 12-12.30pm
Rhys Mischefski 027 457 8718
rhys.mischefski@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Opotiki Surrounds 30 Snell Road

Coastal dairy farm with development potential

This 83.25 hectares is in eleven freehold titles and has at least 2 kilometres of pristine sandy beach frontage as well as 1.5 kilometres on the banks of the Otara River and neighbouring the new harbour entrance currently under construction.

The farm is currently operated by a share milker, dairy farming 260 cows through a modern 24 aside herringbone cowshed equipped with Nu Pulse milking machinery and in shed meal feeding system. Further improvements include two sound homes along with a range of support buildings including an implement shed and barn.

A land holding of this scale with so much potential and options is certainly worth considering

bayleys.co.nz/**2572026**

Tender (unless sold prior)
Closing 4pm, Thu 25 Feb 2021
202B The Strand, Whakatane
View by appointment
Rhys Mischefski 027 457 8718
rhys.mischefski@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

airpoints™

BAYLEYS

OPEN HOME

Lake Rotoiti 1295M State Highway 30

The ultimate Lake Rotoiti property

3 1 2 2

Life's a beach at this gorgeous lake property where everyday seems like holiday. Whether you're lying on a deck lounger admiring the magnificent lake views, having a family game of petanque or outdoor chess, shooting some hoops or enjoying a spot of tennis, relaxation always has the upper-hand. The lake is footsteps away for cooling down. This family retreat responds to the environment by delivering inspirational living indoors and out. The home's well-considered 220sqm footprint provides spaces for entertaining, family togetherness and quiet contemplation. Two levels of full length decking allows smooth indoor-outdoor transition, melding internal and external living into a seamless whole. The meticulously groomed 2,329sqm leasehold section overlooking beautiful Punawhakareia Bay is close to Emery's Store and some 25 minutes drive to Rotorua's Central Business District.

bayleys.co.nz/**2450614**

Price by Negotiation
View 10.30-11am Sun 31 Jan
Beth Millard 027 255 5587
beth.millard@bayleys.co.nz
Rebecca McMaster 027 326 2887
Jacquie Bishop 027 220 4777

SUCCESS REALTY LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

tallpoppy.co.nz

Tall Poppy REAL ESTATE

Ref# **TPGS9951**

Downsizer's Delight

1/63 Harris Street, Kaiti

2 1 2 1 M² 103

If being able to walk to town, the fishing club and cafes with the bonus of a Four Square, takeaways and the best coffee on your corner is on your wish list, look no further. With a private sunny fully fenced garden and yard, this tidy low maintenance two bedroom unit with internal access garage is what you have been wishing for.

Peter Ritchie & Ingrid Spence
Sales Consultants
P 027 433 1013 | I 027 385 2195
ingrid.peter@tallpoppy.co.nz

Auction on site 19 February, 12.00pm | Open Home: Sunday 1:00 - 1:30pm

Bringing fairer fees to **Gisborne.**

Peter Ritchie & Ingrid Spence
Sales Consultants
P 027 433 1013 | I 027 385 2195
ingrid.peter@tallpoppy.co.nz

BULSARA T/A TALL POPPY LICENSED UNDER REAA 2008

tracy real estate

the real estate agent

6 ISLAND ROAD WHATAUPOKO

the golden opportunity

210m² 1645m² 3 2+ 2

tender

Closes: 12pm Thursday 11th February 2021 (unless sold prior)

VIEWING: **Sunday 12pm-12:30pm**
Or call Tracy to view

When a prime opportunity such as this presents itself, astute home owners and forward thinkers should seize it with both hands. This rare land holding is perfectly positioned and offers multiple options for all. Sprawling a fantastic 1645m².

- Boasting pure potential to subdivide into two separate lots, establishing a second fee-simple site (subject as always to survey and GDC approval); OR
- A playground for your growing children, home owners who love a sense of space, or perhaps families that just need extensive off-road vehicle parking.

The dwelling was built in the 1990s. A very functional floorplan, brimming with possibilities for cosmetic improvement over time. Move in, enjoy and then assess how you can easily take this property to the next level. Offering a home that's 'a little bit country' with that all important city convenience there are just so many options here for you either as a fabulous easy-care home on the city fringe, or perhaps you have a greater sense of best use.

8 DOMETT STREET WHATAUPOKO

a darling in domett

112m² 602m² 3 1 2

tender

Closes: 12pm Thursday 11th February 2021 (unless sold prior)

VIEWING: **Sunday 12pm-12:30pm**
Or call Tracy to view

With the classic villa curb side appeal, and the golden real estate rule of – Location. This is an opportunity to secure a home in a pocket of Whataupoko that is so very tightly held. Here are your fast five facts:

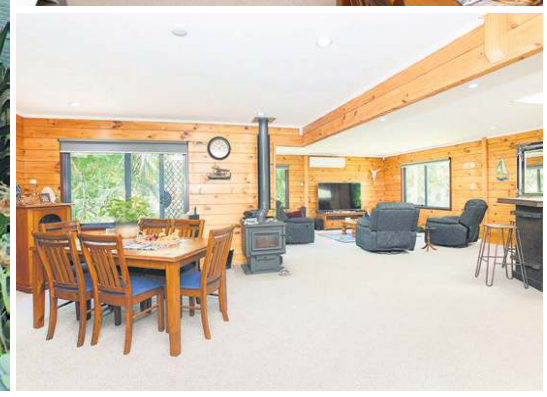
- Modernised with upgraded kitchen and bathroom facilities;
- The all-important, indoor-outdoor living to your fabulous north facing backyard;
- Cosy separate lounge with the luxury of a second living zone or 'day room';
- Insulated ceilings and underfloor, air conditioning and woodfire [even partial double glazing];
- Near-new double garage/workshop.

And those are just a few starter points of note. 8 Domett Street also boasts those lovely mature grounds, a pretty front veranda for your morning coffee chats, and has been lovingly cherish by the current sellers for over 30 years. Adding even more to the appeal is the proximity to the Ballance Street Village, or Saturday morning strolls to the Farmer's Market and even town. This is location buying at its best.

P **06 929 1933** | M **027 553 5360** | E **tracy@tracyrealestate.co.nz** | W **www.tracyrealestate.co.nz**
121 Ormond Road, Gisborne
Tracy Bristowe, AREINZ | Licensed Real Estate Agent REA 2008

tracy real estate

the real estate agent



718A GLADSTONE ROAD TE HAPARA

the mega checklist

170m² | 584m² | 4 | 2 | 2+

tender

Closes: 12pm Tuesday 23rd February 2021
(unless sold prior)

VIEWING: **Sunday 1pm-1:30pm**
Or call Tracy to view

Just too many awesome benefits for you with this one. A very versatile property that will suit active families, existing homeowners needing to downsize to something more manageable or those taking advantage of the low interest rates and upsizing to a new amazing low maintenance lifestyle for 2021. Get out the pen, and let's get ticking:

- Low maintenance – 2000s build and immaculately maintained;
- Spacious – sprawling 170m² in pure house. The living area is massive;
- Entertaining – private north facing deck... with spa!
- Master bedroom – generous size, ensuite and walk-in-robe, even a reading nook;
- Plus three bedrooms [2 x double, 1 x large single] – conveniently positioned along-side the main family bathroom (with a relaxing spa bath;
- Private rear site – who knew this house was back here?
- Practical section – 584m² fully fenced and concreted so limited weekend ground maintenance, but still plenty of room for numerous vehicles, and even the boat;
- Double garage and a carport;
- Family friendly location of Te Hapara and close to schools, shops and bus route.

108A ORMOND ROAD WHATAUPOKO

a sunny gem

90m² | 455m² | 2+ | 1 | 1

tender

Closes: 12pm Tuesday 23rd February 2021
(unless sold prior)

VIEWING: **Sunday 11am-11:30am**
Or call Tracy to view

What a fabulous property, there is just so much to love about 108A Ormond Road, Whataupoko; there is something for everyone with this sweetie.

- **Location:** oh so close to the Ballance Street Village where you will find all the day to day conveniences you may need – a super handy convenient location;
- **A little retro:** everyone loves a classic 1950s. Solid structure, native timberwork throughout and hardy weatherboard exterior. Good size lounge, and kitchen/ dining, and, both bedrooms are double. Lovely as is, but with room to add value;
- **Just easy:** a pocket-size section that packs a lot of punch. A manageable 455m², with dual parking options given the corner site. Nicely fenced, some gardens in place, and fully fenced out back for your precious pets, or little ones;
- **Extras:** a bloke's "shed" for the 'tinkering', and an outdoor studio for guest, hobbies, or maybe work from home?

AND Investors, if you are looking for a rock-solid property with **IMPECCABLE** tenants – get this one to the top of your list.

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the real estate agent

70 ORMOND ROAD WHATAUPOKO

real estate 101

152m² 522m² 4 1+ 1

tender
Closes: 12pm Tuesday 23rd February 2021
(unless sold prior)

VIEWING: **Sunday 11am-11:30am**
Or call Tracy to view

As a buyer you know it's all about **LOCATION & OPPORTUNITY**, and they say "buy the worst house in the best street" to get ahead in the property game. To be fair, potentially not the 'worst house' but definitely one that piques the curiosity; and it's located in a 'best street' a fabulous part of Gisborne – WHATAUPOKO.

OPTION 1: How are your **RENOVATING** skills? Has been the family home for almost 20 years but is now needing some love, care and attention from a new family keen to spruce it up, and start their own real estate dream. Entry level buying into Whataupoko is right here for first time buyers.

OPTION 2: Is it the **LAND** – can you see a nice townhouse/maybe an apartment or flats here? Services would already be in place so you would be saving costs there.

Make no mistake, this property will be sold, so... how would this opportunity work for you? View, complete your due diligence as we are listening loud and clear – **ARE YOU UP FOR IT?**

122 DE LAUTOUR ROAD INNER KAITI

opportunity knocking loudly

85m² 1012m² 2 1 1

tender
Closes: 12pm Thursday 18th February 2021
(unless sold prior)

VIEWING: **Friday 12pm-12:45pm**
Or call Tracy to view

Wanting to get your **first home** – This is a starter home for first home buyers to move in and improve at their leisure; it's a neat location and is close to schools and shops.

Looking for land to **subdivide** – 1012m² a classic kiwi quarter acre. Relocating the garage accommodates an easy 4m access to the rear [subject to GDC bylaws and survey].

What about a small **renovation** project – 1950s always a winner for budding DIY'ers keen to get their hands on a simple renovation, and the floorplan of this dwelling is perfect for extension or interior modification.

Or perhaps you are keen to secure an **investment** property, the demand for rental properties in Gisborne is at an all-time high.

122 De Lautour Road, Inner Kaiti offers all of the above whether you are thinking of present day use, or a strategic buy for future use – **which one is you?** Get in now, get in quick!

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121 Ormond Road, Gisborne
Tracy Bristowe, AREINZ | Licensed Real Estate Agent REA 2008

Transform your home on the cheap!

PAINTING is the cheapest thing you can do to improve the appearance of your house.

An exterior paint job usually stays put for 10 years, so take your time and do it right.

Kick-start how you think of your house by looking for colour combinations you find appealing on other people's houses, always looking for homes of similar style.

Colour and architecture are usually a matched set, especially with older homes, and good paint jobs make the most of the existing architectural features.

In general, whatever the style of your home, use the lightest or most neutral colour on the body of the house. This doesn't mean to avoid colour, it just means to use deeper or brighter colours on trim and accents.

Make sure you like the main colour. Buy a test pot first (or a couple of them), and paint a reasonable area, enough for you to survey it from the street.

View it at different times of day.

It's interesting that interior colour always appears two shades darker than you thought it would, while exterior colour looks two shades lighter. It could be a factor of sunshine. Or perhaps it's the sheer area you're painting.

When you've found a base colour you like, move on to looking at the trim colour.

Get another test pot, put it on an offset of board or whatever, and lean it against the house to see if you like it.

Here's a useful rule. The higher the contrast, the smaller your house will look when the painting's finished.

Use the body colour on the garage and the door. Don't highlight your garage. Paint it the same colour as the main colour on the house, unless you want people to drive past and think you live in the shed.

You can paint aluminium. The beauty of aluminium is that you don't have to. But if the colour upsets you, doesn't come close to your taste in exterior colours, or is doing what all painted surfaces do over time (fading and cracking), change it. Use paint that is specially formulated for aluminium and metal. Don't be afraid. If you are inclined to experiment, go for it.

Square houses (generally circa 1960) look decidedly ordinary in white with a permanent green trim. Almost tacky, in fact.

Historically, the tops and bottoms of these houses are painted different colours. It breaks down the "big box" look and gives the place a better sense of scale, making it look more personal and inviting.

Victorian houses can take up to ten different colours, because there are so many ornate features to the style. Usually, a colour scheme combines different tones of the same colour, perhaps pale blue with ice blue with mid blue with dark blue with navy. It's a natural progression that makes a statement of each feature without making it look like it belongs on the house next door. There's a degree of subtlety to the overall picture.

Tudor houses are sacred cows. Tudor roofs are dominant, and the roof shade dictates the total colour scheme. Traditionally, Tudor houses are cream or white with charcoal/brown trims.

They look great with trees. Take a lesson and go natural.

If you own a brick house, your colours are set by what goes with the brick.

If the brick is white, tan, or copper, you can blend the body colour in.

Don't try to blend with red brick. You'll never get a colour match. Use a contrasting colour instead.

If you want to de-emphasise the house's brickiness and its horizontal lines, blend window trim in with the body colour instead of making the windows and doors a feature.

Keeping a house monochromatic will give it visual height. If you want this effect, the only place you're safe to use an impact colour is the front door.

If you have a house with many elements and geometrical planes, tie it all together with a darker colour.

Mixing warm and cool colours will give you a nice contrast.

Spanish and Mediterranean homes generally have dark-coloured roofs. Not always, but often.

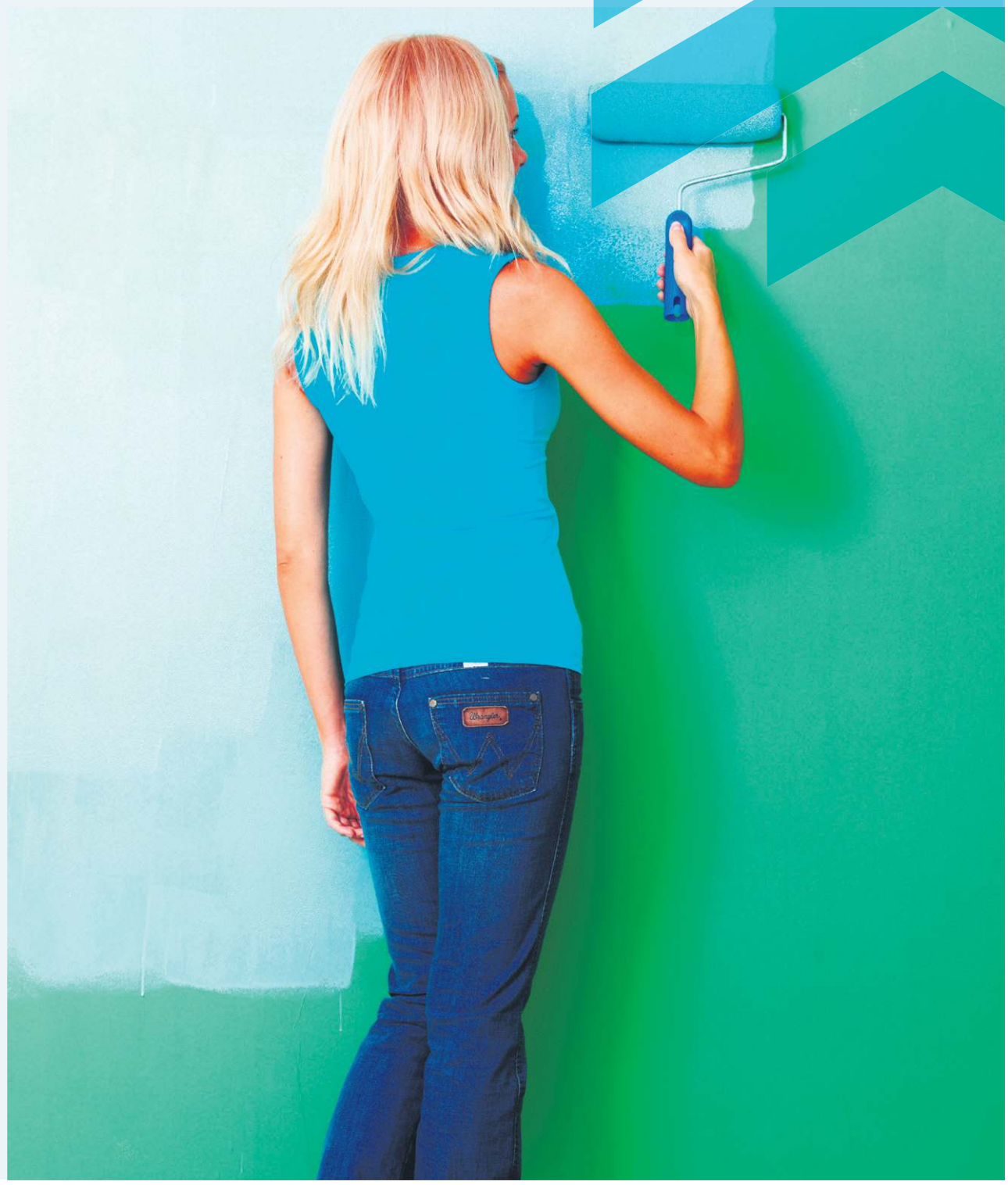
Painting the main body of the house in a dark colour will only make the house look smaller, so keep it light. You can use deeper colours on the fence-line walls, steps, and paths close to the house.

Colonial homes can take deep colours, up to four different ones. Like other heritage homes, they have intricate architectural features.

If you want your house to be historically accurate, check out the Heritage Colours at your local paint shop. They're the next best thing to a custom mix.

Neutrals are a sophisticated choice for a home that is obviously large and expensive.

If you have an art deco era house, rejoice. Trying to turn it into something neutral and "one size fits all" through the use of colour will just make it look like a big neutral blob. Choose a light neutral colour as the main colour and accentuate the architectural features, its plastered stripes or architraves, with a nice contrast or even bright and bold colours.



nzr
nz real estate

NOW IN GISBORNE

WELCOME TO NZR

Welcome to NZR - New Zealand Real Estate. Building on success in other North Island regions, we are really excited to be kicking off 2021 in the Gisborne rural market.

Locally owned and operated our Gisborne team of award-winning agents and support staff, are passionate about people, property and supporting our local communities.

Our agents are some of the best in the business. What sets us apart is our ability to form genuine networks and relationships, combined with exceptional communication and negotiation skills.

With a focus firmly on quality over quantity, we offer some of the most innovative marketing at the most competitive rates in the business. If you're thinking of selling your property and would like to discuss your options – give us a call.

James Bolton-Riley

027 739 1011 | jamesb@nzr.nz

Recognised as one of the country's top-selling rural agents James has successfully closed some of this region's biggest rural sales. With extensive local and national connections throughout rural and business sectors, James' first-class negotiation skills, attention to detail, and down-to-earth approach ensures he achieves the best possible results for his clients.

Jamie Proude

027 448 5162 | jamie@nzr.nz

As one of the founders of NZR Jamie has been instrumental in forging the reputation that NZR has earned as a hard-working and reliable rural real estate brand. Much like Jamie himself whose success in the rural real estate sector began with 20 years in the livestock industry followed by 16 years selling a significant amount of rural properties throughout the central North Island. Jamie and his wide Sarah are widely respected and enjoy strong family ties to the Gisborne region.

Angela Newman

0274 523 200 | angela@nzr.nz

With an extensive background in marketing and sales, and 3 years supporting top rural agents, Angela with her family are well known for their energy in helping the positive growth of the Gisborne community. Well versed in the rural real estate sector Angela is diligent, approachable and has first class communication skills. Recently licensed she is an instrumental part of the team, and her innovative marketing skills will continue to bring successful sales results to our clients.

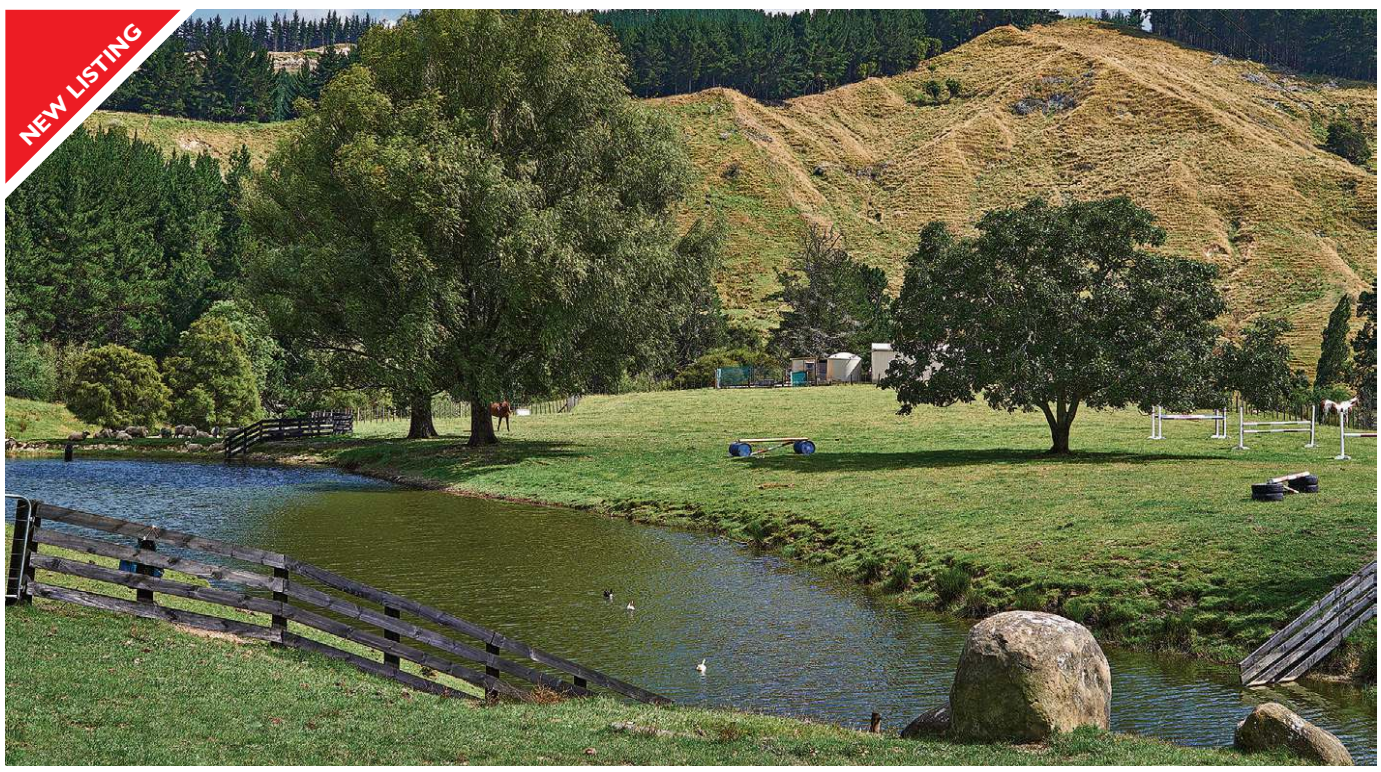
FARMS | FORESTRY | HORTICULTURE | LIFESTYLE

NZR Central Ltd. Licensed under the REA 2008

NZR Central Limited | Licensed REA 2008

nzr nzrealestate

NEW LISTING



DO WHAT YOU WANT!
921 Ngakoroa Road, Ormond, Gisborne

Superbly situated on the scenic Ngakoroa Road, this action packed lifestyle opportunity gets a lot out of the 4.68 hectare title. This elevated five bedroom home is privately set and provides enviable opportunities for recreation or relaxation.

A large deck with a built-in bar overlooks the cleverly landscaped tropical swimming and spa area. Subdivided into seven paddocks, currently grazing, sheep, horses and cattle, a large dam and creek boundary add to the aesthetics and provide ample water for stock. An array of quality shedding featured by a high stud two bay workshop with office cement this as a must have for those involved in the rural or heavy equipment sectors, or for those looking to escape it all whilst only being 22 minutes from Gisborne City.

Call to book your private inspection today.

5 BED | 2 BATH | 3+ CAR
4.68ha
nzr.nz/RX2673103

Tender closing: 4pm Thursday
25 February 2021 (unless sold prior)
179 Gaddums Hill Road, Gisborne

James Bolton-Riley | Angela Newman
027 739 1011 | jamesb@nzr.nz
0274 523 200 | angela@nzr.nz

Harcourts

FOR SALE

Te Puia Springs

1888sqm | 3 | 1 | 1

A weekend retreat or a full time residence, the choice is yours. Magical coastal views from the property that you will never tire of. There's plenty of section to grow veges, plant trees or put up a big workshop/garage.

Price By Negotiation
View harcourts.co.nz/GBE3458

Wendy Reeves
M 021 379 656 or (06) 8630023

East Coast Realty Ltd Licensed Agent REAA 2008

Harcourts

OPEN HOME

Patutahi 1328 Lavenham Road

2676sqm | 4 | 1 | 4

This large country home offers so much living space both inside and outside. So many bedrooms and the living area flowing onto the covered deck.Enjoy the country life with a few sheep and fruit trees galore, all this in a lot that is still close to town.Go on..... treat yourselves!

Price By Negotiation
View Sunday 2.15pm - 2.45pm
harcourts.co.nz/GBE3729

Wendy Reeves
M 021 379 656 or (06) 8630023

East Coast Realty Ltd Licensed Agent REAA 2008

bronwyn REAL ESTATE

Go to our website
bronwynkay.com

In the Heart of Whataupoko

4+ 3 3

310 Clifford Street

This large character home has been converted into two flats (with happy tenants, they would love to stay on) along with a one bedroom self contained flat off railway reserve - all on one title.

The property is currently returning $690.00 per week, possibly a little under rented at present. Multiple rentals are hard to come by so don't miss this one.

View Sat 30th 1:00-1:30pm

Auction Thu 11th Feb at 1:00pm (Unless sold prior)

Ref BK2535

Agent **Bronwyn Kay** 0274 713 836

Bayview Apartment Living

2 2

1-90 Customhouse Street

City - Beach close at hand.

This ground floor apartment offers the easiest of lifestyles. Lock and leave or just enjoy the numerous activities available - the pool, gym, bike path, fishing etc. Two bedrooms plus two bathrooms, great indoor outdoor flow with two car parks at your front door.

These opportunities don't come often so be sure to put this one on your viewing list.

View By Appointment

Auction Thu 18th Feb at 1:00pm (Unless sold prior)

Ref BK2528

Agent **Bronwyn Kay** 0274 713 836

bronwyn REAL ESTATE

Family Alert

3 1 1

1 Anita Grove

This generous family home close to Lytton High School and Riverdale Primary could be just the answer for the family requiring a spacious home, the open plan living area offers great indoor outdoor flow.

Well fenced for both privacy and security and for those that love a good sized garage this offers both space and internal access. Situated close to Nelson Park and the Enterprise swimming complex. What more could you ask.

View Sat 30th 1:45-2:15pm

Auction Thu 11th Feb at 1:00pm (Unless sold prior)

Ref BK2518

Agent **Bronwyn Kay** 0274 713 836

Golden Colour of Summer

4 2 2

18 Jackson Road

This 4 hectare orchard comprises of oranges, mandarins, tangelos and a handful of limes. It is absolute perfection where presentation is concerned. Not a blade of grass out of place with immaculate rows of citrus and large wind breaks equally well presented.

Situated only minutes from town and surrounded by other orchards presented in the same manner. The home is a low maintenance, four bedroom plus two bathrooms and sits in front of the orchard with wonderful street appeal.

View By Appointment

Price $1,700,000

Ref BK2522

Agent **Taan Suwanduang** 021 234 1669

bronwyn REAL ESTATE

Character at It's Best

3 2 1 1

125 Lytton Road

This Californian bungalow is in original condition throughout, lovely timbers and lead lights, a new-ish kitchen with easy access to the stunning private back garden.

Three bedrooms plus an office, separate dining adjoining the kitchen. Close to schools and the Lytton West Shopping centre, this is the perfect family home. If you play cricket or hockey, well it's just over the fence at Harry Barker Reserve.

View Sat 30th 12:15-12:45pm

Auction Thu 4th Feb at 1:00pm (Unless sold prior)

Ref BK2529

Agent **Bronwyn Kay** 0274 713 836

Makaraka

2 Toru Street

4 2 1

For those of you that have been searching for a home in this highly sought after suburb, well here it is!

1062sqm section with a four bedroom home in beautiful condition.

The double garage is perfect for the man about the house and the children will love the fully fenced section, room for a pool and trampoline.

Be sure to view, you won't be disappointed.

View Sat 30th 1:00-1:30pm

Auction Thu 11th Feb at 1:00pm (Unless sold prior)

Ref BK2514

Agent **Bronwyn Kay** 0274 713 836

It's Always Sunny in California

87 Stout Street

3 2 1

Thrilled to offer this immaculate Californian Bungalow in extremely popular Stout Street.Very handy to town, Farmers Market, beaches, Ballance St Shop, etc, etc.

Three bedrooms, two bathrooms, sunny lounge, separate dining and kitchen leading to a deck outside and a flat lawn with established trees as a backdrop. Single garage and sheds complete this amazing package.

View Sun 31st 1:00-1:30pm

Auction Thu 11th Feb at 1:00pm (Unless sold prior)

Ref BK2537

Agent **Sarah Eriksen** 021 315 215

bronwynk REAL ESTATE

An Affordable Home For YOU

30 Cambridge Terrace — 3 1

Just when you thought securing an affordable home was out of reach for you and your family along comes this tidy three bedroom family home in one of Gisborne's up and coming areas.

Built to last in the 60's this family friendly home on an easy care 668m2 section is bound to get buyers searching for a home in the lower price bracket rather excited. For those looking to accommodate their tenant you would expect $380-$400 per week.

Call now for more info.

View By Appointment

Deadline Treaty Close Fri 12th Feb at 1:00pm (Unless sold prior)

Ref BK2534

Agent **Jake Stevens** 027 563 1132

Priced to Sell

2/10 Queens Road — 2 1 1

There are so many options here - whether you are looking to downsize, get on the property ladder OR if an investment property is your calling.
This two-bedroom unit located at the rear of the section is fenced for the family fur baby to play safely.

Open plan Kitchen living area with an enclosed sunroom providing that extra area to enjoy. Master bedroom has its own shower and hand basin, providing that extra sense of privacy. Internal access from lockup garage and separate laundry.

View Sat 30th 12:15-12:45pm

Price $410,000

Ref BK2530

Agent **Shannon Sheridan** 021 833 330

Majestic Opportunity on Matawai Road

2933 Matawai Road — 4 2

Nestled amongst the trees stands this grand old lady boasting multiple floors, four large bedrooms two bathrooms, two lounges, multiple sheds, grass tennis court, stables, large workshop and a total of 14.8 hectares on two titles.
Seize this rare opportunity to own this unique property.

View Mon 1st 11:00-12:00pm

Auction Thu 4th Feb at 1:00pm (Unless sold prior)

Ref BK2521

Agent **Shona Zame** 021 535 706

"The nicest young first home buyers pursued this home through thick and thin and at last they tearfully informed me that they had bought it."

Listed by Taan

"This large piece of land was the perfect site for these buyers to expand their popular business."

Listed by Bronwyn

21 Ocean Park, **Okitu**

4 | 1 | 2 | 3 | 2 | 1 | 1000m²

SUMMER DREAMING
This expansive four bedroom home is awaiting a new family to come in and enjoy all it has to offer. Spread over two levels, there is ample space to house the entire family plus all their friends. This home has been designed to maximise the sun all year round with great indoor/ outdoor flow and spacious open plan living with the option of being able to separate the noise from the mess. The designer kitchen with new appliances will keep the chef of the home happy and the kids will love the 1000sqm of land to run wild on!

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 1st Feb, 11.00 - 11.30am
or by appointment

Tom Harbott
0278430714

rwgisborne.co.nz/2443387
CO-LAB Real Estate Limited Licensed (REAA 2008)

50 Sterling Park, **Lytton West**

3+ | 1 | 2 | 2 | 934m²

STERLING PARK STUNNER
Situated in a family friendly area, this immaculately presented home is going to provide the new owners years of carefree living. Designed with modern life in mind this home offers a large open plan living space that sprawls through the massive stacker doors and out to the newly covered deck, somewhere you will find yourself relaxing or cooking on the BBQ no matter the weather. The large backyard offers an array of flora, fruit trees and veggie garden. A home like this simply needs to be seen to be appreciated...

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 1st Feb, 1.30 - 2.00pm
or by appointment

Tom Harbott
0278430714

rwgisborne.co.nz/2444422
CO-LAB Real Estate Limited Licensed (REAA 2008)

7 Adams Road, **Whataupoko**

3 2 2 2 1 858m²

CEDAR CLAD & CHARACTER FILLED
Located in a quiet cul-de-sac that not even the hardiest of locals know about is this absolutely stunning home. Clad in Cedar and carefully planted with handpicked flora, this home melts into its surroundings beautifully, but it doesn´t stop there... Step inside and be truly wowed by what this unique home offers. Adams Road is a hidden gem in Gisborne surrounded in native bush with only a handful of neighbours, this is a place where you will be able to settle in and enjoy the long summer evenings...

rwgisborne.co.nz/2444170
CO-LAB Real Estate Limited Licensed (REAA 2008)

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 1st Feb, 12.00 - 12.30pm
or by appointment

Tom Harbott
0278430714

515 Aberdeen Road, **Te Hapara**

3 1 2 2 2 732m²

NICE AND QUIET
Nestled quietly behind native trees and set back from the road you will find this solid 1980's home. Providing the new owners an opportunity to add some serious value with minimal output. Featuring open plan living, good indoor/ outdoor flow to the covered patio, three generously sized bedrooms and the all important master bedroom having an ensuite. Make your way outside you will find a secure fenced backyard with multiple garden sheds plus the large two car garaging out the front for the bigger toys.

rwgisborne.co.nz/2447484
CO-LAB Real Estate Limited Licensed (REAA 2008)

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 1st Feb, 12.45 - 1.15pm
or by appointment

Tom Harbott
0278430714

210 Ormond Road, **Mangapapa**

4 2 1634m²

DUAL LIVING OR ONE BIG HOUSE?
This property offers so many opportunities, you´ll be glad you stopped in the view. Previously set up as 2x two-bedrooms flats, this home has been opened up and now presents itself as a spacious four bedroom home. The second kitchen and bathroom are still in place if you need to accommodate extended family or separate yourself from flatmates. Located in the heart of Mangapapa, only a few steps to Mangapapa School, shops and pharmacy, this 1634sqm section may provide further opportunity too.

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 1st Feb, 1.30 - 2.00pm
or by appointment

Shelley Donaldson
021911630

rwgisborne.co.nz/5337240
CO-LAB Real Estate Limited Licensed (REAA 2008)

541 Childers Road, **Te Hapara**

4 1 1 2 2 954m²

RELAXING RETRO VIBE
A calming décor, an abundance of natural light and showcasing mid-century craftsmanship throughout - get yourself ready to relax! Built with family living in mind this expansive home provides an opportunity to upgrade to your taste or simply enjoy the existing retro vibe. A high-stud double garage offers plenty of storage and a flat, fenced backyard provides fruit and veggies, and a safe place for kids and pets. All within easy distance of schools, shops, beaches, and the CBD - it's easy to see why sunny Te Hapara is a popular place to live.

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 1st Feb, 12.30 - 1.00pm
or by appointment

Shelley Donaldson
021911630

rwgisborne.co.nz/2445238
CO-LAB Real Estate Limited Licensed (REAA 2008)

28a Arthur Street, **Tokomaru Bay**

4 1 2 2 1000sqm

TOKOMARU BAY, TOO EASY
The spectacular view from the mountains to the sea as you sit back on the deck and relax is simply breathtaking. Tokomaru Bay is one of the most beloved locations on our coast and it´s not hard to see why... This ten year old, four bedroom home captures some of the best of it; elevated with superb views, a large semi-covered deck, and low maintenance, this property is truly a lock-and-leave. Just jump in your car, head an hour north of Gisborne City and you´re in paradise.

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 1st Feb, 12.00 - 1.00pm
or by appointment

Alan Thorpe
0276347776

rwgisborne.co.nz/2445563
CO-LAB Real Estate Limited Licensed (REAA 2008)

Cnr Awapuni Road & Willows Road, **Matawhero**

9.8705 ha

MATAWHERO BARE LAND
9.8705 hectares of Matawhero Silt Loam in prime position, this bare land block is all ready for redevelopment and is offered for sale for the first time in three generations of ownership. Matawhero is renowned for growing horticulture of all types and in the past the property has been leased for seasonal cropping. Just minutes from town, benefiting from a favourable climate and covered in solely Matawhero Silt Loam, you won't want to miss this incredible opportunity.

Auction
12pm, Friday 12 February 2021
(unless sold prior)
152 Grey Street, Gisborne

View
by appointment

Alan Thorpe
027 634 7776

rwgisborne.co.nz/2445439
CO-LAB Real Estate Limited Licensed (REAA 2008)

project gisborne 2021

Project Gisborne is back on Saturday 27 February 2021

Property Brokers, 66 Reads Quay Gisborne

- Another full-on exciting day of auctions
- Buyers both local and out of town
- Properties across all price ranges
- Amazing value marketing packages
- Get Gisborne's best negotiators on your side

After six consecutive years and after six massive auction days, Gisborne's buying public have come to anticipate the excitement, the action and the results from Project Gisborne.

It's a great opportunity to take advantage of the buoyant Gisborne market.

Property Brokers | Proud to be here

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Property Brokers

Project Gisborne

Te Hapara 85 Lytton Road

Fabulous family fun

Family living starts here, as this home boasts five bedrooms, a north facing lounge and an open plan kitchen and dining room.

Featuring scandi-style matai sanded floorboards throughout the entire house and heat pump in the lounge.

Outdoors is where the summer fun is, to the rear of the section there is a fully fenced entertaining area perfect for those summer barbeques, and for those hot summer days there is a large sterns pool for the kids to make a splash!

Additionally, there is a double garage and hobbies room ideal for multiple uses making this a fabulous family fun home.

Call Karyn today or come along to an open home to view.

5 **1** **1** **2**

Auction 11.00am, Sat 27th Feb, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Mon 1 Feb 1.00 - 1.30pm

Web pb.co.nz/**GIU81137**

Karyn Anderson
M 027 515 5398 **P** 06 869 0091
E karyn.anderson@pb.co.nz

Property Brokers

Te Hapara 7 Asquith Street

Pretty as a picture!

Pretty as a picture with potential plus - these are the hallmarks of a great first home! With picturesque manicured gardens, open plan living/dining, two double bedrooms plus a good-sized third bedroom or hobby room, what's not to love about this home?

In addition to the large garage/workshop and a fully fenced backyard, this property has location! Move into this lovely home, add your personal style and enjoy cul-de-sac living at its best! The only way to appreciate it is to come and see for yourself.

3 1 1 1

Auction 12.00pm, Thu 11th Feb, 2021, (unless sold prior), 66 Reads Quay, Gisborne
View Mon 1 Feb 2.00 - 2.30pm
Web pb.co.nz/**GIU81602**

Dean MacFarlane
M 021 263 3401 **E** deanm@pb.co.nz

Sheree MacFarlane
M 021 250 7958 **E** sheree@pb.co.nz

Mangapapa 4 Wi Pere Street

Need more space - here it is!

This 1910s weatherboard home with its elevated central location, high stud and loads of space for the larger family is a must see to be fully appreciated.

The kids will love the botanical gardens just across the road and if you work in town you can either bike or walk - you're that close!

There are three double bedrooms, plus a fourth single bedroom with its own ensuite, a powered sleepout and a single garage.

Come along to the open homes to see for yourself.

4 2 1 1

Auction 12.00pm, Thu 11th Feb, 2021, (unless sold prior), 66 Reads Quay, Gisborne
View Mon 1 Feb 1.00 - 1.30pm
Web pb.co.nz/**GIU79790**

Dean MacFarlane
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Sheree MacFarlane
M 021 250 7958 **E** sheree@pb.co.nz

Property Brokers

Mangapapa 365 Clifford Street

More than meets the eye in Mangapapa!

Deceptive to look at, this home is bigger than you think!

Two separate living areas, with a combined kitchen/dining area! Space for the whole family to have "time out" from each other, and come together for meals. 3 double bedrooms, and a single room, in a home ready and waiting for your family!

Ideally located in Mangapapa school zone, close to Ballance St village and a couple of blocks away from the Botanical gardens!

There is still room to continue to add value to this property inside and out!

4 | 1+1 | 2 | 2

Auction 12.00pm, Thu 11th Feb, 2021, (unless sold prior), 66 Reads Quay, Gisborne
View Sat 30 Jan 11.30 - 12.00pm
Web pb.co.nz/GIU81688

Mandy Campbell
M 021 409 059 **E** mandyc@pb.co.nz

Elgin 28 Andrew Street

Investors alert - packed with possibilities!

Double income, returning $610 per week with tenants in place!

One bedroom flat and a three bedroom home, semi detached with a super sized garage at the rear! If you are looking for an investment with a great rental return here it is.

Close to Midway beach, local shopping centre, the airport and a short drive to the city, on a 835m2 section, this property is packed with possibilities. With the housing crisis, lack of homes, and all around low interest investment rates and mortgage rates, this is a property that can provide you with a foot in the current realestate market, and opportunities to grow your $$.

1+3 | 1+1 | 1+1 | 2+

Auction 12.00pm, Thu 11th Feb, 2021, (unless sold prior), 66 Reads Quay, Gisborne
View Sun 31 Jan 12.00 - 12.30pm
Web pb.co.nz/GIU80878

Mandy Campbell
M 021 409 059 **E** mandyc@pb.co.nz

Property Brokers

Wairoa 111 Lucknow Street

Investors and handy men

Ready your tools and paintbrush, as there plenty of scope to add your personal touch to this 3-bedroom home.

The galley kitchen opens to the living room.

Outside you will find a good-sized back yard and garage.

Snap this property up quickly.

Get in touch to view.

3 1 1 1

For Sale Buyers $210,000+
View By appointment
Web pb.co.nz/WRU81823

Jenny Krzanich
M 06 837 5095 **E** jennyk@pb.co.nz

Trust the process with Karyn at PB

Are you thinking of a change in life, then reach out to Karyn. My objective is to achieve the best result for you. I sell with passion and professionalism and most importantly, you can trust me with your biggest asset.

Call me today for an informative discussion about your property.

Karyn Anderson | 027 5155 398 | karyn.anderson@pb.co.nz

"Recently Karyn sold my treasured home. She guided me through the process which was completely new to me. Her professional approach to all matters made this so easy. Through all of this I feel I have gained a friend and would recommend Karyn to anyone considering selling their home" - Alison Yates, Gisborne

gisborne property 31

Gisborne District Council
15 Fitzherbert Street
PO Box 747
Gisborne 4040
New Zealand
www.gdc.govt.nz

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GISBORNE CITY
Street Map

1,000 500 0 1,000 Meters

Scale 1:25,000

Legend

Roads

- State Highway
- Legal Road
- Private Road

- Reserves
- Cemeteries

Produced by the Gisborne District Council - Land Information Team - 2017
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Gisborne Hospital
Tauheru Cemetery
Makaraka Cemetery
Nelson Park
Showgrounds Park
Gisborne Park Golf Course
Rugby Park
Harry Barker Reserve
Barry Park
Turanga Gardens
Mangapapa Park
Botanical Gardens
Waitaata Park
Whataupoko Reserve
Gisborne Airport
Childers Road Reserve
Victoria Domain
The Oval
Anzac Park
Gisborne District Council
Poverty Bay Golf Course
Adventure Playground
Olympic Pool
Watson Park
Midway Beach
Waikanae Beach
Turanganui River
Tauheru River
Waimata River
Kaiti Memorial Park
Titirangi / Kaiti Hill
Kaiti Beach
Poverty Bay
Walkirikiri Reserve
Heath Johnston Reserve
Wainui Beach

RURAL

open homes

Friday, January 29, 2021

Tender	122 De Lautour Road	Opportunity Knocking Loudly...	12:30 - 12:45pm	TRACY Real Estate

Saturday, January 30, 2021

$410,000	2/10 Queens Road	Priced to Sell	12:15 - 12:45pm	Bronwyn Kay Agency
Auction	553 Aberdeen Road	Family favourite	12:00pm - 12:45pm	Bayleys
Auction	125 Lytton Road	Character at It's Best	12:15 - 12:45pm	Bronwyn Kay Agency
Auction	2 Toru Street	Makaraka	1:00 - 1:30pm	Bronwyn Kay Agency
Auction	310 Clifford Street	In the Heart of Whataupoko	1:00 - 1:30pm	Bronwyn Kay Agency
Auction	1 Anita Grove	Family Alert	1:45 - 2:15pm	Bronwyn Kay Agency
Auction	365 Clifford Street	More than meets the eye in Mangapapa!	11:30 - 12:00pm	Property Brokers

Sunday, January 31, 2021

Auction	1/63 Harris Street	Downsizer's Delight	1.00 – 1.30pm	Tall Poppy
Auction	5 Cavendish Crescent	Affordable, affordable, affordable	12:00pm - 12:30pm	Bayleys
Auction	34 De Lautour Road	Character and charm	12:45pm - 1:15pm	Bayleys
Auction	8 Clarence Street	More than meets the eye	1:30pm - 2:00pm	Bayleys
Auction	34 Rawiri Street	An Exciting Proposition	1:00 - 1:30pm	Bronwyn Kay Agency
Auction	87 Stout Street	It's Always Sunny in California	1:00 - 1:30pm	Bronwyn Kay Agency
Auction	28 Andrew Street	Investors alert - packed with possibilities!	12:00 - 12:30pm	Property Brokers
Auction	50 Tyndall Road	4 bedrooms, & big back section!	1:00 - 1:30pm	Property Brokers
By Negotiation	1328 Lavenham Road	Is Country Living Beckoning?	2.15pm - 2.45pm	Harcourts
Deadline Sale	23 Paraone Road	Drop Everything	11.45 - 12.15	Bronwyn Kay Agency
Tender	70 Ormond Road	Real Estate 101...	11am - 11:30am	TRACY Real Estate
Tender	108A Ormond Road	A Sunny Gem	11am - 11:30am	TRACY Real Estate
Tender	6 Island Road	Brick with awesome subdivision potential	12pm - 12:30pm	TRACY Real Estate
Tender	8 Domett Street	Villa in prime location - modernised too	12pm to 12.30pm	TRACY Real Estate
Tender	718A Gladstone Road	The Mega Check-List	1pm - 1:30pm	TRACY Real Estate

Monday, February 1, 2021

Auction	184 Gaddums Hill Road	Simply stunning lifestyle	10:30am - 11:00am	Bayleys
Auction	5 Judd Street	Ready when you are	11:00am - 11:30am	Bayleys
Auction	11 Hacche Road	Love the lifestyle	11:30am - 12:00pm	Bayleys
Auction	268 Lytton Road	Perfect for extended families and investors	12:30pm - 1:00pm	Bayleys
Auction	15 Graham Road	Oozing charm!	12:30pm - 1:00pm	Bayleys
Auction	25 Douglas Street	Kiwiana dream!	12:30pm - 1:00pm	Bayleys
Auction	131 Huxley Road	A family home with potential and views	1:00pm - 1:30pm	Bayleys
Auction	5a and 5b Lyell Road	Investment opportunity plus...	1:30pm - 2:00pm	Bayleys
Auction	1/6 Ash Street	Love low maintenance, love the location	2:00pm - 2:30pm	Bayleys
Auction	4 Root Street	Family friendly in the city	2:45pm - 3:15pm	Bayleys
Auction	2933 Matawai Road	Majestic Opportunity on Matawai Road	11:00 - 12:00pm	Bronwyn Kay Agency
Auction	21 Ocean Park	Summer Dreaming	11.00 - 11.30am	Ray White
Auction	7 Adams Road	Cedar Clad and Character Filled	12.00 - 12.30pm	Ray White
Auction	28A Arthur Street	Tokomaru Bay, Too Easy	12.00 - 1.00pm	Ray White
Auction	541 Childers Road	Relaxing Retro Vibe	12.30 - 1.00pm	Ray White
Auction	515 Aberdeen Road	Nice and Quiet	12.45 - 1.15pm	Ray White
Auction	50 Sterling Park	Sterling Park Stunner	1.30 - 2.00pm	Ray White
Auction	210 Ormond Road	Dual Living or One Big House?	1.30 - 2.00pm	Ray White
Auction	4 Wi Pere Street	Need more space - here it is!	1:00 - 1:30pm	Property Brokers
Auction	85 Lytton Road	Fabulous family fun	1:00 - 1:30pm	Property Brokers
Auction	7 Asquith Street	Pretty as a picture!	2:00 - 2:30pm	Property Brokers
Deadline Sale	40 Solander Street	Less than 700 metres to the beach.	2:00 - 3:00pm	Bronwyn Kay Agency