COMMERCIAL RESIDENTIAL RURAL
gisborne property
GISBORNE MREINZ Thursday, April 22, 2021
The Gisborne Herald

BAYLEYS

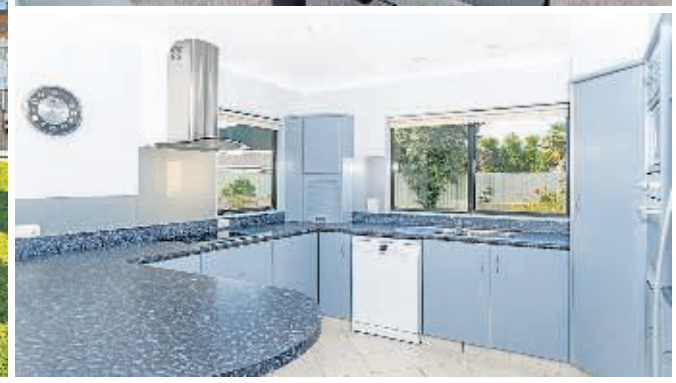
Tokomaru Bay opportunity

Greg Robertson 027 246 7356
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REAA 2008

See page 11 for details

BAYLEYS

NEW LISTING



Lytton West 76 Potae Avenue

Sunny and spacious

4 1 2 2

Providing sun and space for the whole family to enjoy, you will love coming home to this easy care property set on a quiet, rear section. Well positioned on the site, you will appreciate that the living spaces have been designed to provide the right blend of open plan and separation to cater for a variety of visitors. The separate lounge flows easily out to the courtyard to make summer barbecues a breeze and the open plan kitchen and dining are very user-friendly whether you are the chef or the guest. The fenced backyard will keep the kids and pets safe, meanwhile in addition to the internal double garage, there is also fabulous off-street parking to accommodate the boat, caravan or trailer.

Vendors have decided on their next move.

bayleys.co.nz/**2752138**

Auction (unless sold prior) 1pm, Fri 21 May 2021
10 Reads Quay, Gisborne
View Mon 3-3.30pm
Jenny Murray 027 556 6046
jenny.murray@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Te Hapara 5 Heron Place

Where the living is easy

2 1 1 1

Nestled at the end of a quiet and exclusive cul-de-sac, just across the road from the Botanical Gardens, lies the solution to your stresses. Built in the 2000's this immaculate, low maintenance two bedroom townhouse offers you security and privacy within close walking distance to town and amenities.

Beautifully positioned to capture the sun, the open plan living and dining open out on two sides to the wrap-around deck and allow you to make the most of our climate year-round, meanwhile the spa is easily accessible from the master bedroom for those late night or early morning dips.

bayleys.co.nz/**2752133**

Auction (unless sold prior) 1pm, Fri 7 May 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

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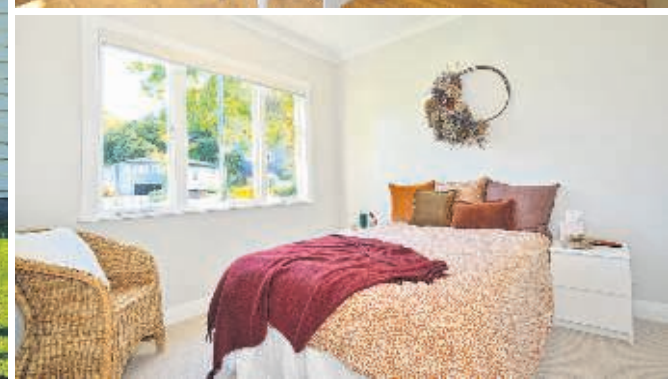
BAYLEYS



Whataupoko 11 Sievwright Lane

Fabulous in Whataupoko!

An easy and enviable lifestyle awaits you in this beautifully renovated home in this tightly held and sought after cul-de-sac. Built in the 1950's with a low maintenance rough cast exterior, you will reap the benefits of the loving additions that complement the features of the era while still providing all of the modern quality fittings and comforts that you desire. The effortless flow from the stunning open plan kitchen and living to the courtyard outside will cater for entertainers, busy professionals and families alike and being just a short stroll to Waiteata Park, Central School and the Ballance Street Village will be the icing on the cake for your new way of life.

bayleys.co.nz/**2752134**

3 1 1 1

Auction (unless sold prior) 1pm, Fri 7 May 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

Inner Kaiti 17 Seymour Road

Your own slice of paradise

Set near the end of a quiet, leafy cul-de-sac, you'll be forgiven for thinking you've left the city limits once you arrive home here. Well constructed in the 1950's, you will appreciate the modern renovations that make this property move-in ready - just perfect for families and those who appreciate having their space and privacy in an established location. Beautifully positioned to capture the sun from the conservatory for the winter months, there's also great indoor/outdoor flow to the deck and courtyard at the rear - ideal for entertaining. And if you're wanting fresh eggs for your brekkie then the chicken coop will complete this slice of paradise for you. Vendor has made other plans.

bayleys.co.nz/**2752130**

3 1 1 1

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Mon 12-12.30pm
Jenny Murray 027 556 6046
jenny.murray@bayleys.co.nz

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BAYLEYS

NEW LISTING

Kaiti 22, 24, 26 Oxford St and 63 Cambridge Tce

Multi dwellings = multi income!

4x1 4x1 4x1

Situated on the sunny, elevated intersection of Cambridge Terrace and Oxford Street lie these four one bedroom flats, each with tenants in place. While number 63 has had a recent cosmetic refresh which demonstrates the current potential, you may like to follow suit with the others or possibly explore the option of extending or enlarging the existing dwellings as the land area totals 1,329sqm - and with each being on their own freehold title, this will give the new owner greater options. With tenants who would like to stay on, you can then decide whether to reap the current multiple rewards or turn your hand to upgrading and/or developing.

Vendors have committed to their next project.

bayleys.co.nz/**2752135**

Auction (unless sold prior) 1pm, Fri 21 May 2021
10 Reads Quay, Gisborne
View Mon 11-11.30am
Jenny Murray 027 556 6046
jenny.murray@bayleys.co.nz

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

Te Hapara 1-5/660 Gladstone Road

Better than money in the bank!!

10 5 5 10

Constructed and held by a local family for 2 generations. 5 purpose built two bedroom flats offered to the market in very tidy condition, complete with new heat pumps and insulation. Low maintenance with stucco cladding and new spouting. Each unit also has access to a small shed/storage area.

Freehold property on a single title with separate power meters. Fully tenanted with good tenants wanting to stay on. New rental appraisals available.

Situated in a popular location, do your sums and prepare for the auction.

bayleys.co.nz/**2752141**

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Mon 2-2.30pm
Richard Pearce 027 248 4461
richard.pearce@bayleys.co.nz
Kerry Low 027 514 5979
kerry.low@bayleys.co.nz

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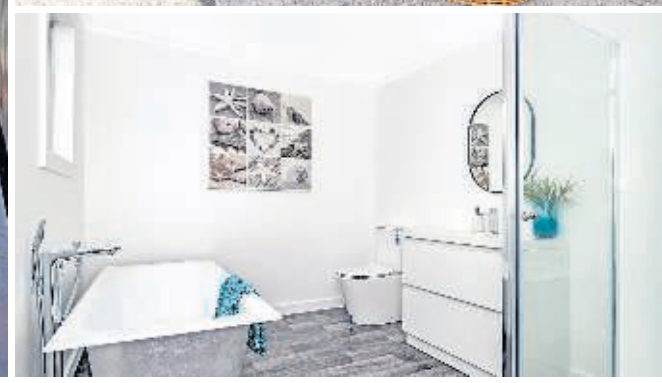
BAYLEYS



Gisborne Central 391 Palmerston Road

A winning formula

Seldom does a property come to the market with the potential this home presents! Built-in the 1910's, this villa has been brought back to life with a complete remodel inside and out but keeping with the look and charm of yesteryear. Sit back and enjoy this immaculate four bedroom home as all the hard work has been done for you. The modern open plan kitchen and living area flows seamlessly out through the french doors onto the expansive deck to a private, secure, low maintenance backyard to either unwind or perfect for entertaining family and friends. You have the convenience and location with plenty of options to set up a business and work from home, or even an Airbnb with a separate entrance for extra income. Located in the heart of the city, within walking distance to local cafes, the Botanical Gardens, restaurants, supermarkets, and only a short drive to our pristine beaches.

bayleys.co.nz/**2752140**

4 1 2 1

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Mon 2-2.45pm
Justin Kohere 027 205 6966
justin.kohere@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Te Hapara 40 Cook Street

Make memories here

Large family home on a large family sized section, with large double garage completing the generous package. Space for everybody with four good sized bedrooms, spacious sun filled lounge and snug second living/dining. Lots of lovely 1920's character with Rimu and leadlights, and everyone will be happy that the kitchen and bathroom have been modernized! There is a second toilet to make life easier on those busy mornings or for guests. Insulated top, bottom and most internal walls, along with two gas fires and a heatpump will keep you comfortable all year-round. The back deck extends the living space leading out to the fenced backyard with fabulous Avocado, Feijoa and citrus trees, perfect for children and pets. The garage and workshop will be any mechanics or handyman's dream. Well located in ever popular Te Hapara, first time on the market in many years, so don't miss out!

bayleys.co.nz/**2752131**

4 2 1+ 2

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Sun 1-1.30pm
Dianne Holland 027 442 2588
dianne.holland@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

BAYLEYS

NEW LISTING

Te Hapara 30 Macdonald Street

3 1 2 1

Auction (unless sold prior) 1pm, Fri 21 May 2021
10 Reads Quay, Gisborne
View Sat 1-2pm
Peter McIntyre 027 443 6244 peter.mcintyre@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Space and privacy

Immaculately presented and superbly positioned, this delightful home is all ready for you to move in, relax and enjoy. This charming home boasts three bedrooms, a family bathroom and ensuite, with the added bonus of an extra room off the house perfect for a teenager's retreat. The modern kitchen is complemented by spacious open plan living areas which enjoy excellent indoor/outdoor flow. The generous 1,232sqm section ensures there's ample room for the adults to unwind and the kids to run about, while a secluded deck that overlooks the tree-cladded private backyard and garaging complete the appeal. The massive shed space is sure to impress the discerning hobby enthusiasts, with a potential for a workshop or outside office. There is so much to see, viewings are essential as this property is awaiting it's next caring owner.

bayleys.co.nz/**2752144**

Kaiti 61 Oxford Street

3 1 1

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Mon 1-1.30pm
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

Elevated position

Sitting proudly on the hilltop of a cul-de-sac, attracting all of the sun is where you will find 61 Oxford Street.

Light and bright throughout, offering open plan kitchen, dining and living. Three bedrooms and a family bathroom.

A semi-rural outlook with great decks to entertain, watch the kids run wild on the 1,406sqm section or develop the land on offer.

Move in and make the most of this lifestyle or bring your vision and realise the potential.

bayleys.co.nz/**2752142**

Mangapapa 167 Stout Street

3 1 2 2

Asking Price $659,000
View Mon 12-12.30pm
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

Oooh - this is nice!

Situated on an elevated section in a popular area. With a pharmacy, dairy, service station and Mangapapa School just around the corner, the location could not be any more convenient.

This family friendly home has three bedrooms, office, two stylish bathrooms plus a double garage with studio.

Although the home has been renovated throughout with wooden floors, new carpet and two bathrooms, much of the original character has been retained.

The section is compact and private with a sunny rear deck - a perfect spot for morning coffee or that evening BBQ.

Truly a home to be viewed and admired - you will not be disappointed!

bayleys.co.nz/**2752092**

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BAYLEYS

Elgin 11 Redmond Street

4 1 1 1 2

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Sat 12-12.30pm
Rachel Daly 021 0236 3948 rachel.daly@bayleys.co.nz
Clint Daly 027 421 4769 clint.daly@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Great first home or investment opportunity!

This cute 1950's Beazley home is an ideal place to begin or add to an investment portfolio. Offering four bedrooms, a compact kitchen and dining with good sized living area and heat pump for year-round comfort. This property has opportunities to renovate and redecorate or leave as is and rent it out achieving a good investment return. Set back from the road on a 490sqm (more or less) section that is partially fenced and with a single car garage. If you're a keen gardener there is plenty of scope to create the garden you desire. Located close to Gisborne airport, golf club, Elgin shopping amenities and transport routes. This is a brilliant prospect for the astute buyer looking to live in a friendly community with everything close at hand.

bayleys.co.nz/**2752136**

Gisborne 90 Valley Road

3 1 1 1 2

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Sat 12-12.30pm
Clint Daly 027 421 4769 clint.daly@bayleys.co.nz
Rachel Daly 021 0236 3948 rachel.daly@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Perfect starter!

Located in the convenient suburb of Mangapapa, well positioned and representing a fantastic first home for those looking to get on to the property ladder.

This three bedroom 1970's home needs some love and attention to restore it back to its former glory! Featuring dining and living spaces, functional bathroom, separate laundry area and a single garage. The compact grounds hold plenty of opportunity for those with green thumbs to transform this space into your idyllic garden.

Investors will be enticed by the location, with an abundance of amenities, including Mangapapa Four Square, schools and public transport routes all within close proximity.

bayleys.co.nz/**2752128**

Whataupoko 4 Riverside Road

1 1 1 1

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Sat 1-1.30pm
Clint Daly 027 421 4769 clint.daly@bayleys.co.nz
Rachel Daly 021 0236 3948 rachel.daly@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

What is your vision?

Our vendor's circumstances have changed, and this beloved section with a quaint bach must now be sold! Located on an elevated site with views in a prime location across the road from the Waimata River. Offering a woodburner, shower and toilet, kitchen area with Macrocarpa bench and a living room.

Transform this area into an Airbnb or build your dream home in amongst native bush. We welcome you onsite and let your imagination go wild with landscaping and house plans.

bayleys.co.nz/**2752132**

BAYLEYS

NEW LISTING

Matawai 10 Kirk Street

Affordable in magical Matawai

3+ 1 1+ 2+

This immaculate property is ready to move into. Sit on the sunny veranda of this comfortable home, look over the attractive gardens across to the hills beyond. With two bedrooms plus an attached two room sleepout there is plenty of room inside. The well fenced 2,023sqm section provides space for growing vegetables and fruit, running hens and other pets outside. Have your own workshop in the huge 18 x 9m shed or run a business from home. Being beside a lovely country school this could be a great family home or a small scale accommodation venture located close to the Motu Cycle Trail, fishing, hunting, tramping and adventure locations. Enjoy village life situated between Gisborne and Opotiki. Where else could you own all of this at entry level?

bayleys.co.nz/**2752145**

Auction **(unless sold prior)** 1pm, Fri 21 May 2021
10 Reads Quay, Gisborne
View by appointment
Nikki McHugh 027 230 2440
nikki.mchugh@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Gisborne Mangatuna

"Mangatuna" Conservation Eco-retreat

2+ 1 1 2

An 83 hectare native forest restoration project, mostly protected by QE II covenants with a pristine stream running through it. Principles of permaculture and biodynamic management of the land have been used since the early 1990's encouraging the regrowth of native plants and trees and attracting a wide range of insects and birds. A DOC style, self-sufficient two bedroom dwelling has a large living space opening out on to decking which looks across the bush, up the valley to the skyline. Solar power and bottled gas provides energy to cook, heat water, run the fridge and lights. Generators are used as a back up. Across the stream a further building could be used as a bedroom or a retreat. Several clearings are designated for hut sites. All this is 20 minutes from Gisborne making it accessible for eco-education and a conservation retreat. A unique opportunity.

bayleys.co.nz/**2752129**

Tender **(unless sold prior)**
Closing 1pm, Thu 13 May 2021
10 Reads Quay, Gisborne
View by appointment
Nikki McHugh 027 230 2440
nikki.mchugh@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

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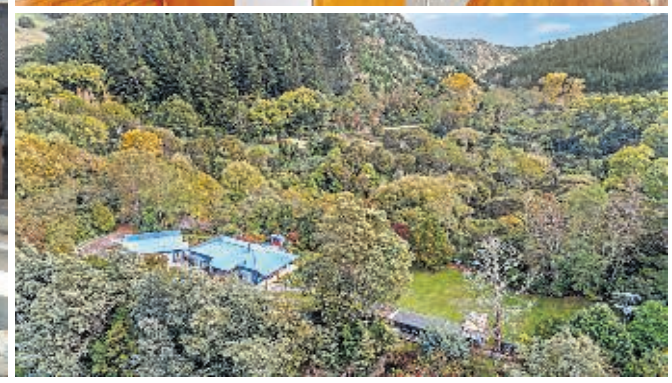

Matokitoki 631 Riverside Road

Listen to the birdsong

3 1 3 2 2

Seeing is believing! This elegant contemporary home with stunning surrounds in a peaceful haven is only 15 minutes from Gisborne. Enjoy this immaculately presented home that has everything you would expect in a quality country residence with a large open plan kitchen, dining and living area flowing out to stylish patios and onto beautiful landscaped gardens, luscious lawns and established trees. Welcome family to stay in the separate self-contained flat or use it for a bed and breakfast enterprise. Share the cooking and entertain family and friends in the sheltered and attractive outdoor kitchen/BBQ area. Ample sheds and a large garage/workshop provide storage and will appeal to the home handy person. All this is on 6,504sqm on two titles providing an opportunity to develop further or continue to enjoy the property as it is. Love the tranquility, listen to the birdsong, enjoy this delightful home and make it yours.

bayleys.co.nz/**2752143**

Auction (unless sold prior) 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View Sun 12-12.45pm
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

Mahia 42 Moana Drive

Quintessential Mahia Beach Bach

3 1 2 1

This character-filled, fully-furnished bach at Mahia is the perfect spot for family holidays! Just one row back from the beachfront and with great views of the sea, coastline and Mokotahi Hill, enjoy breath-taking sunsets from the sun-drenched deck and al fresco dining from the tiled porch area at the front of the property. The original 1950's bach was extended in 2006 by the previous owner, a well-known artist, with Macrocarpa timber and hand-made terracotta tiles throughout. The property can be accessed from the road or the Reserve...making boat access a breeze. Location is king, and the beach, the store and the pub are just a stroll away here. This is one very special property that will captivate you from the moment you walk through the door!

bayleys.co.nz/**2752060**

Auction (unless sold prior) 1pm, Fri 21 May 2021
10 Reads Quay, Gisborne
View Sun 1-1.30pm
Katie Bowen 027 448 7115
katie.bowen@bayleys.co.nz

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BAYLEYS

Awapuni 69 and 75 Innes Street

Industrial investments housing Waste Management NZ

Two highly sought-after tenanted industrial properties, side by side with the option of purchasing one or both. On the left is 69 Innes Street a 3,000sqm site set up as a dual tenancy occupied by Waste Management NZ and Night Bright Engineering, the 1,392sqm building boasts high stud workshop areas that are well supported with offices and amenities. Very versatile in its design this property would easily lend itself to a number of industrial tenants should any of the current tenants chose not to renew their lease. To the right is 75 Innes Street which is also a large format building of some 2,100sqm situated on a 4,000sqm site fully occupied by Waste Management NZ a long-standing national tenant that runs a recycle and refuse transfer station, this is a purpose-built facility open to the public and commercial business for the disposal of general waste, green garden waste and recycling.

bayleys.co.nz/**2752137**

Tender **(unless sold prior)**
Closing 4pm, Fri 14 May 2021
10 Reads Quay, Gisborne
View by appointment
Mike Florance 021 222 8053
mike.florance@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Awapuni 81-83 Innes Street

Vacant industrial opportunity

Here is a seldom found vacant possession sale in the very tightly held Awapuni Industrial Precinct, currently set up as a dual tenancy with too many upside options to list them all - it is as versatile as they come.

With both a large yard and workshop that is supported by office areas to the front, this property is sure to appeal to a variety of tenants and owner operators alike, especially given its location in an industrial area with no vacant properties.

With the current owner occupiers going into retirement this is an opportunity not to be missed!

bayleys.co.nz/**2752103**

Auction **(unless sold prior)** 1pm, Fri 7 May 2021
10 Reads Quay, Gisborne
View by appointment
Mike Florance 021 222 8053
mike.florance@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

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BAYLEYS

Tokomaru Bay 40, 42 and 44 Waitangi Street

Unique opportunity with fantastic potential

These properties are held under 3 separate Leases, in the heart of Tokomaru Bay.

A once in a lifetime chance to secure Lessee's Interest in any (or all) of the 3 properties. On offer - 3 bedroom beachfront bungalow, 2 standalone low maintenance motel units, and 5,055sqm of vacant land zoned Rural Commercial.

Coast demand continues and these properties present significant opportunities.

bayleys.co.nz/**2752038**

Tender (unless sold prior)
Closing 2pm, Wed 2 Jun 2021
10 Reads Quay, Gisborne
View by appointment
Greg Robertson 027 246 7356
greg.robertson@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED REAA 2008

Gisborne Floor 1, 57 Customhouse Street

Lease: Generous rent-free terms offered

- Superb quality offices (176sqm plus 99sqm shared)
- High earthquake compliance
- Optional off-street parking
- Old world charm with modern amenities
- Truly offices to be proud of

bayleys.co.nz/**2751569**

Asking Price $37,500 + GST (if any)
View by appointment
Colin McNab 021 808 438
colin.mcnab@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED REAA 2008

Auctions 1pm, Friday 23 April 2021

BAYLEYS

Bayleys Auction Room 10 Reads Quay, Gisborne | 06 868 5188 | Order of sale to be confirmed | Bousfield Macpherson Ltd, Bayleys, Licensed under the REAA 2008

Elgin 13 Haldane Street
Kerry Low and Izzy Low

Mangapapa 216 Stout Street
Jenny Murray

Mangapapa 196 Stout Street
Kerry Low and Izzy Low

Mahia 9 Moana Drive
Katie Bowen

Outer Kaiti 83 Darwin Road
Ollie Suttor

Hexton 110 Haisman Road
Nikki McHugh

Okitu 31 Douglas Street
Richard Pearce

Te Hapara 117 Roebuck Road
Kerry Low and Izzy Low

Te Hapara 460 Aberdeen Road
Kerry Low and Izzy Low

Mangapapa 27 Perry Street
Kerry Low and Izzy Low

Whataupoko 10 Russell Street
Kerry Low and Izzy Low

Sam Steele
National Auctioneer

tracy real estate

the real estate agent

220 CLIFFORD STREET WHATAUPOKO

love it...

130m² 683m² 3 1+

tender

Closes: 12pm Thursday 20th May 2021 (unless sold prior)

VIEWING: **Sunday 2pm-2:30pm**

Or call Tracy to view

Whataupoko Lovers, Villa Lovers and Gisborne Lovers – so beautifully presented, you will be proud to call 220 Clifford Street your Home Sweet Home.

Charming and quaint, this early 1900s villa has been carefully renovated and transformed into a stylish modern gem with so much heart and soul; and it sure has been done well! So often difficult to achieve with a character home; the open plan living with seamless indoor-outdoor flow is right on point. This is where this home comes into its own: out back, a large deck and gorgeous grounds await; the perfect sunny aspect for entertaining family and friends, capturing the real essence of the true Kiwi dream home.

Not only is this an awesome property, it's also got location, location, and it's – a prime location! Whether it's a quick stroll to the Ballance Street Village, Saturday Farmers' Market, Ormond Road Café, and even town, or a hop, skip and a jump to Central School, this ever-popular Whataupoko neighbourhood is everything you hoped it would be.

Also note, Railway Reserve access provides opportunities for parking the camper and alike, or an excellent space for an expansive garage/workshop or maybe secondary self-contained accommodation. SEE IT, LOVE IT, BUY IT!

13 TUAMOTU PARK WAINUI

simply stylish

153m² 474m² 3 2 1

tender

Closes: 12pm Thursday 13th May 2021 (unless sold prior)

VIEWING: **Sunday 1pm-1:30pm**

Or call Tracy to view

You'll be so lucky @ No. 13; designed with the specific intention to command that elusive curb-side style and flair; proudly standing out from the crowd. A twist on brand new, with a little bit of modern elegance, and a whole lot of functionality, your new home is everything you hoped it would be.

A sanctuary for those home owners looking for a stunning low maintenance entertainers' home. Deliberately positioned to maximize the corner site, capturing full sunshine and natural light throughout. Sizeable windows, and expansive doors; and, with the new deck in progress, indoor-outdoor living will flow effortlessly out to your North-facing backyard; it's all right here !

With rural views to the hills, the pretty native surrounds, and that cool coastal vibe being moments from the ocean; you'll quickly love everything about this newer subdivision ...

An exciting change in direction for the Sellers has this property being released to the market sooner than had ever been expected, so seize this opportunity – you won't regret it.

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

115 HARRIS STREET INNER KAITI

art deco and location lovers

140m² | 663m² | 3+ | 1 | 1

It's all about Real Estate 101: location, location, location with a sprinkle of the all-important curb-side appeal – and #115 definitely delivers. Add to the mix, those timeless deco features, rich timber finishes, superior craftmanship, those curved walls, and just the all-over 'fabulousness' that homes of this era radiate. A little bit funky, a little bit retro, with a small modern twist – and a whole lot of home.

Boasting a spacious floor design with roomy lounge-dining zones providing easy family living. Offering 3 bedrooms (2 of which are double]; and for those times you need a bit of extra space, there is an outdoor studio.

Simply a 1930s art-deco classic, brimming with character and bursting with potential to shine-up, and take this stucco stunner to the next level!

This is your lucky break to clinch a prime Gisborne location; Harris Street, Inner Kaiti within moments from almost everywhere, and zoned for coveted enrollment to Central School, Whataupoko too.

This is your opportunity knock-knocking loudly.

tender

Closes: 12pm Thursday 29th April 2021 (unless sold prior)

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

17 WINTER STREET MANGAPAPA

winner in winter

95m² | 620m² | 3 | 1 | 1

Not only is this a super home located in the popular neighbourhood of Winter Street, but you can quickly get settled in before winter in front of your snuggly wood fire.

The magic Mangapapa location is the perfect place to begin for small families just starting out. A classic solid build of the 50s and updated over the years, but still some room to add value and improvements, this is entry level buying into the Gisborne market in a sought after area, that has continued to perform well and hold value.

Lock and load it, well looked after and presented, fully fenced, great outdoor entertaining with secure backyard for the kiddies and pets, a bigger than expected garage/workshop and out-sheds a plenty.

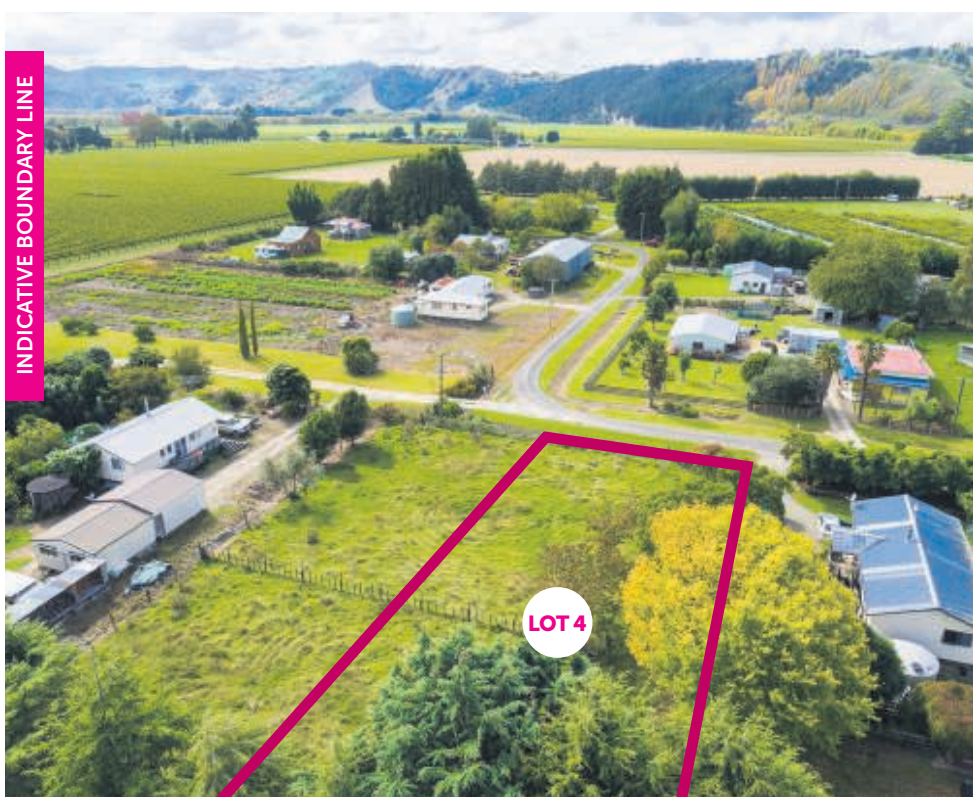
Also, No. 17 would definitely be an awesome bachelor(ette) pad for switched-on Gen. Y buyers jumping onto the property ladder, and wanting to get flatmates in to soften the weekly payments.

A.N.D Investors - Location, Structure and Condition plus high demand this is a sure fire winner to boost your portfolio. #winning

tender

Closes: 12pm Thursday 13th May 2021 (unless sold prior)

VIEWING: **Sunday 2pm -2:30pm** **Or call Tracy to view**



BRANSON ROAD WAIPAOA

it's a little bit country

1012m² Lot 4

A fabulous quarter acre presents an opportunity for first home buyers to get onto the property ladder with potentially... A BRAND NEW HOME!

Start thinking outside the square, this is something to seriously investigate if you are struggling to secure a quality home in Gisborne.

A fee-simple site with no building covenants or restrictions registered on the title – prompts the conversation of whether you want a funky barn-house, design brand new or maybe you have other ideas of your own? Worthwhile investigating Healthy Affordable Homes and such-like construction companies that are making brand new homes an option for young home buyers. Then, you just need to add a few chickens, the family pets, a vegie garden and you have the good-life KIWI DREAM.

AND; all your first home buyers, if you have been contributing to Kiwisaver and fit the HomeStart Grant criteria, you could be eligible for a $20,000 Government contribution [maximum per household grant] and, when building new the local capp is set higher at $500,000 rather than the standard Gisborne $400,000.

Land – Seize your opportunity now.

tender

Closes: 12pm Thursday 13th May 2021 (unless sold prior)

VIEWING: **Call Tracy**

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

First Sight
Real Estate

Love at FS Real Estate

Mangapapa 3 Ayton Street

First-Home Buyers & Renovators

The 1960s was the last decade in NZ which saw almost all new builds benefit from native timber floors, framing and weatherboards as standard. For those who have renovated, most will say, 'these are the best houses, solid concrete pile foundations, rimu floors, they come up a dream'. Number 3 Ayton Street, Mangapapa, is that house.
The home has four double-sized bedrooms plus a consented sleepout and a second outside toilet.
Occupied until December last year, the home currently has hot water and electricity so that you can get started straight away. Mangapapa is a desirable family-friendly neighbourhood, and the home is within walking distance of schools, the Gisborne Hospital, FourSquare and Cake kitchen. The 857 square metre section allows for potential future development and subdivision. GDC requires 400m² as a minimum net area per site in this zone.

Tender
4pm, 5 May 2021 (unless sold prior)
3 Salisbury Rd, Gisborne

View
Sunday 25 April 11.00-11.30am

George Horsfall
m. 021 0816 1416
e. george@firstsight.co.nz

First Sight Real Estate Ltd. Licensed under the REAA 2008

tallpoppy.co.nz

Tall Poppy REAL ESTATE

Ref# **TPGS1684**

Escape the City Squeeze

31 Branson Road, Waipaoa

3 | 1 | 1 | 1 | 98 | 1011

A peaceful location, a beautiful outlook, and a low maintenance property creating the perfect lifestyle for purchasers seeking home in the heart of Gisborne's wine country. Accommodation is provided by three bedrooms and is complimented by well appointed kitchen space spilling into an open plan living area which is afforded year round comfort thanks to the presence of a wood burner.

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

Enquiries over $550,000 | Open Home: Sunday 12:00 - 12:30pm

Ref# **TPGS1405**

Style and Grace and Plenty of Space

276 Stout Street, Mangapapa

3 | 1 | 1 | 1 | 130 | 822

If you have been looking for a character home with modern comforts... here it is! The three generous bedrooms (plus nursery) are complimented by generously proportioned living areas with a highly functional kitchen, a home office, beautiful bathroom and cozy sun room ensuring there is space and a place for all.

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

Price $635,000 | Open Home: Sunday 1:00 - 1:30pm

BULSARA T/A TALL POPPY LICENSED UNDER REAA 2008

FARMS | FORESTRY | HORTICULTURE | LIFESTYLE

Tairāwhiti Real Estate Ltd. Licensed under the REAA 2008

nzrealestate

RIVER ROCK FOREST
Maraenui Road, Nuhaka, Wairoa

Located approximately 54km from the Gisborne Port on Maraenui Road this 522 hectares (more or less) of mixed age forestry is situated in the heart of the renown Wharerata growing region.
With approximately 300ha of land having the cutting rights sold nearing harvest, this property will be ideally set up for a second rotation with roading and replanting.

INSPECTION BY APPOINTMENT

522.9903ha
nzr.nz/2759225

For Sale by Tender (unless sold prior)
4pm Wed, 26 May 2021
179 Gaddums Hill Rd, Gis

James Bolton-Riley
027 739 1011
jamesb@nzr.nz

Angela Newman
0274 523 200
angela@nzr.nz

THE WAIOEKA JOURNEY
Raysburn Station, SH2 Waioeka, Opotiki District

Superbly located in the central North Island between Gisborne and Opotiki and accessed through the Waioeka Gorge at the foot of Trafford's Hill this Station offers a combination of expansive native bush, regenerating scrub valleys and approximately 100 hectares of pasture.

INSPECTION BY APPOINTMENT

607.8378 ha
nzr.nz/RX2720699

For sale by negotiation

James Bolton-Riley
027 739 1011
jamesb@nzr.nz

Angela Newman
0274 523 200
angela@nzr.nz

SOLD IN APRIL....
We have potential purchasers looking for similar property. Thinking of selling? Give us a call.

3 Granny Tarr Street | Makaraka Gisborne
Lifestyle | 1.7670ha approx

2357 Tiniroto Road | Tiniroto, Gisborne
Lifestyle | 9.7560ha approx

Proposed Lot 3 / 147 Wairere Road | Wainui Gisborne
Residential Section | 1000m^2 approx

Willows Road | Matawhero, Gisborne
Horticulture | 14.2472ha approx

921 Ngakoroa Road | Ormond, Gisborne
Lifestyle | 4.68ha approx

58 Dryden Street | Whataupoko, Gisborne
Residential Section | 2,763m^2 approx

bronwynk REAL ESTATE

99 Wairere Road, Wainui Beach — 4 1

Enviable Beachfront

This stylish Wainui beachfront home will be the envy of many. The open plan living areas offering up two sophisticated living areas, an impressive kitchen with ocean views. Great indoor outdoor flow, allowing for those ever popular BBQ's and a fireplace for the cooler evenings. There is an outside room suitable for extra guests or a home office. The master bedroom catches the early morning sunrise and is perfect for checking out the surf for that early morning wave before work. Properties such as this are rare. Come and view, don't wish you had.

View
Saturday 24th April, 11:00 - 11:30am
or by appointment

Auction
Wednesday 5th May, at 5:00 pm
(unless sold prior)
3/50 Esplanade, Gisborne

Agent
Bronwyn Kay
0800 27 66 99

bronwynkay.com/**BK2570**

1/38 Chalmers Road, Te Hapara — 2+ 1 1

Charming on Chalmers

This immaculate two bedroom unit will have you wanting to move in, sit down and relax. Low maintenance, modern features and a private easy care section with a patio barbeque area making it great for entertaining. With such a great location close to the airport and golf course.

View
Sunday 25th April, 2:00 - 2:30pm
or by appointment

Auction
Wednesday 5th May, at 5:00 pm
(unless sold prior)
3/50 Esplanade, Gisborne

Agent
Taan Suwanduang
021 234 1669

bronwynkay.com/**BK2586**

9 Hillary Heights, Whataupoko — 4+ 2 2

It's Retro

This architectural home built in the 60's is poised above the City offering City lights and expansive views of the bay. Situated in the ever popular Whataupoko just a few blocks from the Ballance St Village, 270m2 of floor space and provision for working from home. The property offers dual access to the 1545m2 section.

View
Saturday 24th April, 12:00 - 12:30pm
or by appointment

For Sale
$1,200,000

Agent
Bronwyn Kay
0800 27 66 99

bronwynkay.com/**BK2547**

bronwynk REAL ESTATE

5 Dominey Street, Inner Kaiti 3 1 1

Tidy, Sunny and Beautiful

We all gasped with admiration! What a joy to arrive at a home that is so immaculately presented as this 1950's bungalow. The beautifully landscaped gardens can be enjoyed from the sun drenched living and front deck. This lovely three bedroom family home couldn't be handier to the popular Te Wharau School.

View
Sunday 25th April, 12:00 - 12:30pm
or by appointment

Auction
Thursday 29th April, at 5:00 pm
(unless sold prior)
3/50 Esplanade, Gisborne

Agent
Taan Suwanduang
021 234 1669

bronwynkay.com/**BK2580**

29 Dalrymple Road, Mangapapa 3 1

It's the First Home Choice!

First home buyers - look no further! This solid three-bedroom home in the popular suburb of Mangapapa just needs a few cosmetic touches to turn it into a lovely family home.Private and fully fenced with a mature garden makes it a great first home choice!

View
Sunday 25th April, 11:00 - 11:30am
or by appointment

For Sale
Price By Negotiation

Agent
Taan Suwanduang
021 234 1669

bronwynkay.com/**BK2578**

Listed by Taan

"Very happy buyer who wanted to buy in one of the top locations in Gisborne."

Listed by Bronwyn

"It's fair to say that we have an extremely excited first home buyer and vendors that are over the moon to begin their next chapter. A huge congratulations to all involved."

Property Brokers

Riverdale 371 Ormond Road

Two for one on Ormond

This solid 1950's weatherboard home with the bonus of a second dwelling is smart buying for those with an extended family or maybe live in one and rent the second dwelling out to help with the mortgage repayments... Or, add to your existing rental portfolio.

The main home consists of three bedrooms with a spacious sunroom that could be used as a fourth bedroom if needed. Open plan kitchen and dining with good size separate lounge for the family. The second smaller dwelling has open plan living with two bedrooms and fully self-contained. Situated on a fully fenced corner section with the garage having the access from Valley Road with plenty of off street parking.

Convenient location with Winter Street Four Square, Lytton West Shopping Centre and Hospital all nearby. A rarely available two- dwelling treasure right here! So many options available - you pick which suits your needs best.

5 2 2 2

Auction 5.30pm, Thu 13th May, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sat 24 Apr 12.00 - 1.00pm

Web pb.co.nz/GIU86096

Jayden McKay
M 027 567 5237
E jayden@pb.co.nz

Property Brokers

Mangapapa 204 Ormond Road

(Sub)Divide and conquer!

Set on an expansive parcel of prime Mangapapa land, this large home will attract interest from families, developers and land bankers alike.

This super-sized villa boasts three large bedrooms, expansive living areas and a spacious kitchen and bathroom. As well as plenty of distinctive features that would respond well to rejuvenation.

With such a large freehold section 1,012 sqm and a second driveway there's the obvious scope for further development, with the addition of a secondary dwelling or a full subdivision project both on the cards: subject to appropriate consents, of course.

Find space for the whole family or subdivide and conquer, the choice is yours. Smart buyers will proceed with haste.

3 **1** **1** **1**

Auction 5.30pm, Thu 13th May, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sat 24 Apr 1.30 - 2.30pm
Mon 26 Apr 1.30 - 2.30pm

Web pb.co.nz/**GIU86816**

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

Property Brokers

Okitu 57 Moana Road

By the seaside, buy the seaside!

Everything is lined up nicely… yes there's surf. Grab this beach lifestyle opportunity while you can.

Top level offers open plan living + 3 bedrooms with the master enjoying glorious sunrises

Downstairs a huge studio with bathroom and kitchen, the perfect scenario for extended family or work from home or AIR BNB.

Plus a well-appointed flat at the back that will provide a welcome income if so desired.

Brand-new septic system installed in 2020

5 3 3 1

For Sale $1,185,000
View Sat 24 Apr 12.00 - 1.00pm
Web pb.co.nz/GIU84621

Karyn Anderson
M 027 515 5398 **E** karyn.anderson@pb.co.nz

Te Hapara 37 Chalmers Road

Tranquility with size surprise

This spacious, open-plan family home with indoor/outdoor flow showcasing spectacular views overlooking the Golf Course, will have you de-stressed in no time!

Relax on the expansive deck with a glass of wine whilst cooking dinner on the barbeque and you will be hard pressed to believe you're still in town. In addition to the three double bedrooms, there's an office/hobby room or perhaps additional storage.

Potential exists to sub-divide this 1176m2 section, enhance the existing home or build a second dwelling for the extended family. With plenty of room for the avid gardener to express themselves the possibilities are almost endless. Make this home your viewing priority and give us a call today!

3 1 1 1

Auction 5.30pm, Thu 6th May, 2021, (unless sold prior), 66 Reads Quay, Gisborne
View Sat 24 Apr 1.30 - 2.30pm
Mon 26 Apr 12.30 - 1.30pm
Web pb.co.nz/GIU84049

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

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

Property Brokers

Whataupoko 8B Kingsley Street

Your home in Whataupoko

Location, Location, Location! Your own two bedroom semi detached home with a difference. She's funky, compact and ready for a new owner.

Attached at the rear, with two bedrooms upstairs, garage and extra room beneath, it's like a unit with stairs!!

Fully landscaped low maintenance garden, with no lawns to mow, your weekends are free! A multi choice of entertaining areas. Sit on the deck, next to the garden, OR dinner by the fire pit.

This is now your opportunity to purchase your first home, or downsize into Whataupoko, continue to add value in this top location.

2 1 1 1

Auction 5.30pm, Thu 6th May, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sat 24 Apr 12.00 - 1.00pm
Mon 26 Apr 12.00 - 1.00pm

Web pb.co.nz/**GIU86157**

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

Outer Kaiti 30 Craig Road

A place for everything and everything in its place

Immaculate inside and out!!

Sunny and bright. With polished floors through the living areas and carpeted bedrooms. Original kitchen adds to the beauty of this home, with original retro features throughout! 3 bedrooms and storage cupboards galore. With double glazing on the southern parts of the home its cosy! 3 heat pumps keep the home cool in the summer.

Step out the back door into a paved entertaining area with sun shade - it is very private.

Dad will love the double garage and double carport, with an additional room attached! A quiet garden space tucked to the side, ideal for evening relaxing and drinks as the sun goes down. Clean and well loved, this is a fabulous home for you to enjoy

3+ 1 1 4

Auction 5.30pm, Thu 6th May, 2021, (unless sold prior), 66 Reads Quay Gisborne

View Sat 24 Apr 1.30 - 2.00pm
Mon 26 Apr 1.30 - 2.00pm

Web pb.co.nz/**GIU86192**

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

Property Brokers

Te Hapara 493 Childers Road

Character home with Lots of potential

After 48 years of living here it is now time to move on.

Loads of character and potential here with 3 bedrooms, separate lounge, separate dining room, and separate kitchen with dining as well.

This is the ideal find for those looking to secure a family home with plenty of character and heaps of room to add value as it does need a little sprucing up.

Call me to view or come along to the open homes

3 1+ 2 1

Tender closes Thursday 6th May, 2021 at 4.00pm, (unless sold prior), 66 Reads Quay Gisborne
View Mon 26 Apr 2.00 - 2.30pm
Web pb.co.nz/GIU86385

Vicki Coley
M 021 641 997 **E** vicki@pb.co.nz

Te Hapara 72 MacDonald Street

First homeowners, families, check this!

Super immaculately presented home, plus outside man cave measuring 7 x 5m in size, once a workshop, but by using your imagination you could turn it in to what you would like.

There are three bedrooms and two living areas, one of which may be converted in to another bedroom.

The home is an estate, with the family having built it and lived in it up until now, and it's now ready for a new family to move in and enjoy.

This home will definitely appeal to most so take the time to view.

3 1+ 2 1

Auction 5.30pm, Thu 29th Apr, 2021, (unless sold prior), 66 Reads Quay Gisborne
View Sat 24 Apr 1.00 - 1.30pm
Mon 26 Apr 1.00 - 1.30pm
Web pb.co.nz/GIU85932

Vicki Coley
M 021 641 997 **E** vicki@pb.co.nz

Property Brokers

Frasertown Jackson Road

Rosedhu - farm it, hunt it, own it

- 255 ha Wairoa hill country
- 23 km north east of Wairoa
- Areas of bush and manuka
- 12 main paddocks
- Three stand woolshed
- Ideal breeding unit
- First farm or add-on opportunity

Auction in a week, still time to view, get in touch today.

Auction 5.30pm, Thu 29th Apr, 2021, 66 Reads Quay, Gisborne
View By appointment
Web pb.co.nz/GIR82015

Tom Lane
M 021 058 7018 **E** toml@pb.co.nz

32 Bushmere Road, **Makaraka**

5 2 2 1

WHEN THE OPPORTUNITY KNOCKS
Not one, but two properties ready for the new owner.
The two 1 hectare titles are located at the start of Bushmere Road in Makaraka.
Both are just over 1 hectare titles with the first being a clear lot and then the other having a large five bedroom house, large shed and driveway already established.
The winner of the house gets the first right of purchase of the section, so come along to see what your future project looks like.

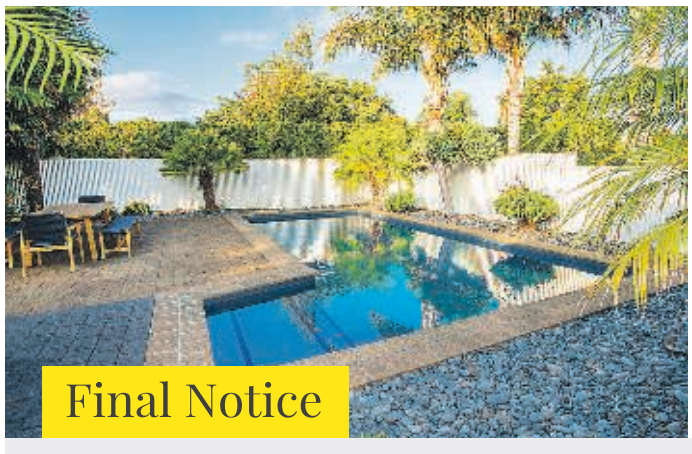
Auction
12pm, Friday 21 May 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 26th Apr 1.00 - 2.00pm

Alan Thorpe
0276347776

rwgisborne.co.nz/GIS30091 / GIS30101

CO-LAB Real Estate Limited Licensed (REAA 2008)



100 Maclaurin Road, **Makauri**

4 2 1ha

HIGH SPEC MACLAURIN
There is no substitute for great design, great product and great vision and this home has it all. Positioned on 1 hectare of rural lifestyle land, this gives you the opportunity to keep it as it is or subdivide the back paddock. The family home covers 240 square metres and features 4 bedrooms, central open plan living areas and patios that surround the house which lead to the pool, that's immersed in tropical plantings. The house has a double garage, a large shed complex and plenty of water storage so come take a look.

Auction
12pm, Friday 30 April 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 26th Apr 11.30 - 12.30pm

Alan Thorpe
027 634 7776

rwgisborne.co.nz/GIS30086
CO-LAB Real Estate Limited Licensed (REAA 2008)

Willows Road, **Matawhero**

6ha

RURAL INDUSTRIAL ZONED B ORCHARD
Here we have 6 hectare of prime rural land that has the benefit of Rural Industrial B zoning. The orchard is accessible from Willows Road which is in very close proximity to town and all supporting industries. The orchard has a variety of citrus such as satsuma and encore mandarins, surrounded by well established shelterbelts and sitting on the rich soils of Matawhero Clay Loam. Whether you want to keep it as it is, convert it to higher production plantings or throw some commercial buildings into the mix, you'll want to come check it out!

Tender
4pm, Thurs 29 April 2021
(unless sold prior)
152 Grey Street, Gisborne

View
by appointment

Alan Thorpe
027 634 7776

rwgisborne.co.nz/GIS30080
CO-LAB Real Estate Limited Licensed (REAA 2008)

96 Hamilton Drive, **Wainui**

4 2 2 813 m2

SPONGE BAY SANCTUARY
Packed with value for the whole family and located in the popular Sponge Bay community, this four bedroom home will have you wanting to move in ASAP!
Built in 2018, fully insulated and double-glazed, this sunny position offers a space to sit and relax all year round. A new saltwater pool has been recently installed and ready for you to add your own finishing touches while the flat, fenced backyard enjoys a rural outlook.
Located an easy bike, skate or stroll to Wainui Beach, this is a rare opportunity!

Auction
12pm, Friday 21 May 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Sun 25th Apr 12.30 - 1.00pm

Shelley Donaldson
021911630

rwgisborne.co.nz/GIS30098
CO-LAB Real Estate Limited Licensed (REAA 2008)

101 Potae Avenue, **Lytton West**

4 2 3 893m2

Welcome home to this beautiful and expansive property. Sprawling across 250sqm of quality floor area, ensuring everyone in the family is well catered for. A large, modern kitchen provides expansive bench space and quality appliances for the master chef of your family while the open living area flows easily outdoors, allowing guests to be entertained all year round. For those with large vehicles, too many toys, you will be pleased with the oversized garage including workshop space and additional toilet, If you´ve been looking for a quality family property, with plenty on offer, this is the one to view!

Auction
12pm, Friday 21 May 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 26th Apr 2.30 -3.00pm

Shelley Donaldson
021911630

rwgisborne.co.nz/GIS30095
CO-LAB Real Estate Limited Licensed (REAA 2008)

802 Childers Road, **Te Hapara**

3 1 2+ 986

FIRST HOME BUYERS - STOP RIGHT HERE!
A solid 1950s roughcast home, built to last and features native timber throughout.
This good-sized three-bedroom home is a great place to start if you're ready to step onto the property ladder, or looking to accommodate your family. A separate studio provides options for teenagers or the artist in your family while a large garage can be utilised in many ways. A fenced 986sqm section is perfect for ensuring kids and pets are secure while being situated within easy reach of amenities and top schools.

Auction
12pm, Friday 21 May 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 26th Apr 12.30 - 1.00pm

Shelley Donaldson
021911630

rwgisborne.co.nz/GIS30102
CO-LAB Real Estate Limited Licensed (REAA 2008)

7 Dickson Street, **Kaiti**

4 2 2 2 809m²

LAST CHANCE TO VIEW!
Refurbished to an impeccable standard, this surprisingly expansive home really is something special... Featuring turn-of-the-century character elements this light filled property exudes the feeling of home. Renovations include an ultra-modern addition that complements the original home with a stylish kitchen & living area, and seamless flow to the covered deck. Situated on an established section with garaging and only moments from the waterfront and CBD, this beautifully presented home will be an absolute pleasure to call home!

Auction
12pm, Friday 30 April 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Sun 25th Apr 1.30 - 2.00pm

Shelley Donaldson
021 911 630

rwgisborne.co.nz/GIS30087
CO-LAB Real Estate Limited Licensed (REAA 2008)

37 Lytton Road, **Riverdale**

3 1 2 2 P 830m²

MUST BE SOLD
Relocated to its current position in 2005, this immaculately presented home offers three generous bedrooms, modern bathroom, and open plan living that gets flooded with natural light. With great indoor/outdoor flow to a covered rear deck, this home caters well for modern living while still retaining the original character and warmth. Completing the package is a fully fenced, private backyard, double garage, and ample off-street parking. This property will have you feeling instantly at home as soon as you step foot inside...

Auction
12pm, Friday 30 April 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Mon 26th Apr 1.30 - 2.00pm

Shelley Donaldson
021 911 630

Tom Harbott
027 843 0714

rwgisborne.co.nz/GIS30092
CO-LAB Real Estate Limited Licensed (REAA 2008)

3 Joanne Street, **Lytton West**

4 2 2 835m²

VENDOR'S TICKET IS BOOKED
Deceptive from the road, this property sprawls across 230sqm with generous spaces throughout, this home will see you spreading your wings and living your best life. Stunning raked ceilings provide real depth while connecting you seamlessly to the outdoors. Opening up to the impressive entertaining area and the stunning gardens beyond, you will enjoy the space and privacy this home presents. Situated in a great neighbourhood and close to amenities this is one not to be judged with a drive-by, make a time to view today!

Auction
12pm, Friday 30 April 2021
(unless sold prior)

View
Thurs 22nd 5.15 - 6.00pm
Sun 25th 1.00 - 1.30pm
Mon 26th 1.30 - 2.00pm

Tom Harbott
027 843 0714

rwgisborne.co.nz/GIS30083
CO-LAB Real Estate Limited Licensed (REAA 2008)

Final Notice

377 Clifford Street, **Mangapapa**

3 1 1518m²

LIVE YOUR BEST LIFE!
Having undergone a complete renovation, this home is set to give the new owners years of carefree living in a fantastic location. With all the hard work being done there is not much left to do here except sit back and relax. With plenty of natural light flooding through the double glazed windows and great indoor outdoor flow. A handy space under the house provides an abundance of storage for all sorts. Don't delay in seeing this one, the owners have moved on!

rwgisborne.co.nz/GIS30085
CO-LAB Real Estate Limited Licensed (REAA 2008)

Auction
12pm, Friday 30 April 2021
(unless sold prior)
152 Grey Street, Gisborne

View
Sun 25th 2.00 - 2.30pm
Mon 26th Apr 2.30 - 3.00pm

Tom Harbott
027 843 0714

Dressing up your house to help it sell

ARE you putting off listing your house for sale because you've heard it's a "bad time" to sell?

There's no real "bad" time to sell when you're selling and buying in the same market.

Sure, you might get a lower price for your house than you'd get if you waited a year, but if you're buying again almost immediately, the numbers are relative. You're likely to buy the one you want for less than you will in a year's time.

There may be a lot of houses on the market, but it doesn't necessarily mean yours will take ages to sell, especially if you learn how to dress it up a bit and make the most of its good points.

Dressing up needn't mean redecorating, though you might want to tidy up a bit of paintwork here and there.

Instead, it's about providing all the little touches that leave you feeling warm and happy to be home – the smell of coffee, a bunch of flowers, a general tidy up.

It's said that 50 percent of homes sell before the buyer gets out of the car. Property Speak for the phenomena is "street appeal" – freshly mown lawns, weeded gardens, and wee extra touches, such as potted plants at the entrance, provide a nice welcoming aspect.

Cleanliness helps, and it's especially vital if you've accidentally chosen a hard floor that shows dust and dirt easily. A good spring clean of walls, ceilings and cupboards (some buyers open every door) makes a great first impression, and leaves your house smelling good as well.

Kitchens and bathrooms should sparkle.

If you're not blessed with a lot of space, think about getting rid of as much clutter as you can. You might as well start packing now, so items such as sports gear that's out of season, and the cabinet you didn't really have room for in the lounge but put there anyway can probably live in the garage until the house sells.

Light and sunshine have huge appeal to home buyers.

Open the blinds and curtains wide and let the sun shine in. For early evening inspection, turn on the lights outside and one or two subtle sidelights inside.

Get out of the house when prospective buyers are due to come through. They'll want to talk about your house, they need to feel free to do that, and there may be things they want to say that you don't want to hear.

Make up a last minute checklist and run through it before you leave.

Open the blinds (or turn on the lights), let in some fresh air (or light the fire), put a pot of coffee on so the smell wafts through the house, put some nice towels in the bathroom, turn the stereo and TV off, replace dead flowers with fresh ones, and have a lightning clean-up.

Little touches don't take long, but they may make the difference in getting you a quick sale at the price you wanted.

Harcourts

Better than money in the Bank! 9 & 11 Fleming Street

976sqm 6 2 2

Investments like this one don't come onto the market very often: 2 x 3 bedroom flats. Each flat offers spacious lounge & dining rooms, roomy kitchens, tidy bathrooms, good garaging and low maintenance exteriors. Situated close to Waikirikiri Park, primary and intermediate schools and neighbourhood store.

For Sale $495,000
View Call Diane today for the property file with further details on 0274441073
harcourts.co.nz/GBE3774

Diane Ritchie
M 0274441073

East Coast Realty Ltd Licensed Agent REAA 2008

Harcourts

Rustic Country Charm Waimata

5935sqm 4 1 2

If you are looking for a peaceful setting with a few acres then look no further. This home is nestled in its own private valley and is as pretty as a picture with its parklike gardens & orchard. It has wonderful indoor/ outdoor flow and plenty of shed space. Garden at your leisure and lead the good life.

For Sale $Deadline Treaty 29 Apr 2021 at 12pm
View harcourts.co.nz/GBE3827

Wendy Reeves
M 021 379 656

East Coast Realty Ltd Licensed Agent REAA 2008

Harcourts

Mangapapa Just What You Are Asking For

3 1 1

A great opportunity for a foot onto the property ladder.
This house is currently rented so will make a good investment but also a start for your first home.
Either or, you need to view this asap!

For Sale $Deadline Treaty 14 May 2021
View harcourts.co.nz/GBE3829

Wendy Reeves
M 021 379 656

East Coast Realty Ltd Licensed Agent REAA 2008

Harcourts

Patutahi Is Country Life Beckoning

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 harcourts.co.nz/GBE3729

Wendy Reeves
M 021 379 656 or (06) 8630023

East Coast Realty Ltd Licensed Agent REAA 2008

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 - 2021
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Gisborne Hospital
Tauhetu Cemetery
Makaraka Cemetery
Showgrounds Park
Gisborne Park Golf Course
Rugby Park
Gisborne Airport
Poverty Bay Golf Course
Watson Park
Adventure Playground
Olympic Pool
Nelson Park
Harry Barker Reserve
Barry Park
Botanical Gardens
Childers Road Reserve
Victoria Domain
The Oval
Tūranga Gardens
Mangapapa Park
Waitaata Park
Whataupoko Reserve
Anzac Park
Gisborne District Council
Kaiti Memorial Park
Waikirikiri Reserve
Titirangi / Kaiti Hill
Heath Johnston Reserve
Midway Beach
Waikanae Beach
Turanganui River
Kaiti Beach
Wainui Beach
Tauhetu River
Waimata River
Turanganui-a-Kiwa
Poverty Bay
35

open homes

Thursday, April 22, 2021

Auction	3 Joanne Street, Lytton West	Vendor's ticket is booked	5.15 – 6.00pm	Ray White

Saturday, April 24, 2021

$470,000	17 Kara Street	Get Creative on Kara	11.00 – 11.30am	Bronwyn Kay Agency
$475,000	61 Wildish Street	Hidden Treasure	11.45 – 12.15pm	Bronwyn Kay Agency
$525,000	4 Wi Pere Street	Need more space – here it is!	11.30 – 12.00pm	Property Brokers
$550,000	5 Lewis Street	Family living in Lewis	12.30 – 1.00pm	Property Brokers
$1,185,000	57 Moana Road	By the seaside, buy the seaside!	12.00 – 1.00pm	Property Brokers
$1,200,000	9 Hillary Heights / 172 Ballance St	It's Retro	12.00 – 12.30pm	Bronwyn Kay Agency
Auction	99 Wairere Road	Enviable Beachfront	11.00 – 11.30am	Bronwyn Kay Agency
Auction	113 Roebuck Road	Conveniently Close...	11.30 – 12.00pm	Bronwyn Kay Agency
Auction	4 Jellicoe Street	Tranquil, Lush and Available	12.30 – 1.00pm	Bronwyn Kay Agency
Auction	11 Redmond Street	First home or investment opportunity!	12.00 – 12.30pm	Bayleys
Auction	90 Valley Road	Perfect starter!	12.00 – 12.30pm	Bayleys
Auction	30 Macdonald Street	Space and privacy	1.00 – 2.00pm	Bayleys
Auction	4 Riverside Road	What is your vision?	1.00 – 1.30pm	Bayleys
Auction	371 Ormond Road	Two for one on Ormond	12.00 – 1.00pm	Property Brokers
Auction	8B Kingsley Street	Semi–detached in Whataupoko	12.00 – 1.00pm	Property Brokers
Auction	72 MacDonald Street	First homeowners, families, check this!	1.00 – 1.30pm	Property Brokers
Auction	30 Craig Road	Immaculate inside and out	1.30 – 2.00pm	Property Brokers
Auction	204 Ormond Road	(Sub)divide and conquer!	1.30 – 2.30pm	Property Brokers
Auction	37 Chalmers Road	Tranquility with size surprise	1.30 – 2.30pm	Property Brokers

Sunday, April 25, 2021

$635,000	276 Stout Street	Style and grace and plenty of space	1.00 – 1.30pm	Tall Poppy
$980,000	15 Murphy Road	By The Beach for Under a Million!	1.00 – 1.30pm	Bronwyn Kay Agency
Auction	5 Dominey Street	Tidy, Sunny and Beautiful	12.00 – 12.30pm	Bronwyn Kay Agency
Auction	1/38 Chalmers Road	Charming on Chalmers	2.00 – 2.30pm	Bronwyn Kay Agency
Auction	631 Riverside Road	Listen to the birdsong	12.00 – 12.45pm	Bayleys
Auction	42 Moana Drive	Quintessential Mahia Bach	1.00 – 1.30pm	Bayleys
Auction	40 Cook Street	Make memories here	1.00 – 1.30pm	Bayleys
Auction	96 Hamilton Drive	Sponge Bay Sanctuary	12.30 – 1.00pm	Ray White
Auction	3 Joanne Street, Lytton West	Vendor's ticket is booked	1.00 – 1.30pm	Ray White
Auction	7 Dickson Street, Kaiti	Classic character + a modern twist	1.30 – 2.00pm	Ray White
Auction	377 Clifford Street	Live your best life!	2.00 – 2.30pm	Ray White
By Negotiation	29 Dalrymple Road	It's the First Home Choice!	11.00 – 11.30am	Bronwyn Kay Agency
EO $550,000	31 Branson Road	Breath in... the country air	12.00 – 12.30pm	Tall Poppy
Tender	3 Ayton Street	First–home buyers and renovators	11.00 – 11.30am	First Sight Real Estate Ltd
Tender	13 Tuamotu Park	Simply Stylish ...	1.00 –1.30pm	TRACY Real Estate
Tender	115 Harris Street	Art Deco and Location Lovers...	1.00 – 1.30pm	TRACY Real Estate
Tender	17 Winter Street	Winner in Winter ...	2.00 – 2.30pm	TRACY Real Estate
Tender	220 Clifford Street	Love it ...	2.00 – 2.30pm	TRACY Real Estate

Monday, April 26, 2021

$659,000	167 Stout Street	Oo – this is nice!	12.00 – 12.30pm	Bayleys
$695,000	4 Elm Street	Bigger than it looks in Mangapapa	2.30 – 3.00pm	Property Brokers
Auction	22, 24, 26 Oxford St & 63 Cambridge Tce	Multi dwellings = multi income	11.00 – 11.30am	Bayleys
Auction	17 Seymour Road	Your own slice of paradise	12.00 – 12.30pm	Bayleys
Auction	61 Oxford Street	Elevated position	1.00 – 1.30pm	Bayleys
Auction	11 Sievwright Lane	Fabulous in Whataupoko	1.00 – 1.30pm	Bayleys
Auction	1–5/660 Gladstone Road	Better than money in the bank!	2.00 – 2.30pm	Bayleys
Auction	391 Palmerston Road	A winning formula	2.00 – 2.45pm	Bayleys
Auction	5 Heron Place	Where the living is easy	2.00 – 2.30pm	Bayleys
Auction	76 Potae Avenue	Sunny and spacious	3.00 – 3.30pm	Bayleys
Auction	8B Kingsley Street	Semi–detached in Whataupoko	12.00 – 1.00pm	Property Brokers
Auction	37 Chalmers Road	Tranquility with size surprise	12.30 – 1.30pm	Property Brokers
Auction	72 MacDonald Street	First homeowners, families, check this!	1.00 – 1.30pm	Property Brokers
Auction	30 Craig Road	Immaculate inside and out	1.30 – 2.00pm	Property Brokers
Auction	204 Ormond Road	(Sub)divide and conquer!	1.30 – 2.30pm	Property Brokers
Auction	100 Maclaurin Road Makauri	High Spec Maclaurin	11.30 – 12.30pm	Ray White
Auction	802 Childers Road Te Hapara	First home buyers – stop right here!	12.30 – 1.00pm	Ray White
Auction	32 Bushmere Road Makaraka	When the opportunity knocks	1.00 – 2.00pm	Ray White
Auction	3 Joanne Street Lytton West	Vendor's ticket is booked	1.30 – 2.00pm	Ray White
Auction	37 Lytton Road Riverdale	Must be sold!	1.30 – 2.00pm	Ray White
Auction	377 Clifford Street Mangapapa	Live your best life!	2.30 – 3.00pm	Ray White
Auction	101 Potae Avenue Lytton West	Top location, high motivation	2.30 – 3.00pm	Ray White
Tender	493 Childers Road	Character home with Lots of potential	2.00 – 2.30pm	Property Brokers

Tuesday, April 27, 2021

Auction	37 Chalmers Road	Tranquility with size surprise	5.00 – 6.00pm	Property Brokers