

Endless Summer on Wainui Beach

Shelley Donaldson
021 911 630

rwigisborne.co.nz
CO-LAB Real Estate Limited Licensed (REAA 2008)



Photo taken from private beach access



Boundary lines are indicative only

48 Murphy Road, **Wainui**

4  3  2  852m² 

ENDLESS SUMMER ON WAINUI BEACH!

With sweeping views across the Pacific Ocean and enjoying private access directly onto the golden sands of Wainui Beach, this sought-after neighbourhood is exactly where you want to be. The ultimate family beach house sprawling across two levels, making the most of this elevated site and an outlook many will envy. Plenty of scope to incorporate your own style, knowing in confidence it would be very hard to over capitalise here. Located on one of New Zealand's most sought-after beaches, what better place to live your #lockdown life!

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Shelley Donaldson
021 911 630

View

Sun 24 Oct 11.30 - 12.00pm

rwigisborne.co.nz/GIS30187

CO-LAB Real Estate Limited Licensed (REAA 2008)



326 Whitaker Street, **Mangapapa**

4  3  2317m² 

WELL . . . THAT WAS UNEXPECTED!

Private and unexpected, this spacious split level home is like nothing you have seen before! A light, bright and modern kitchen is a beautiful space to entertain while the choice of two living areas will cater well for blended or extended families. Featuring high ceilings, quirky windows and with your very own nightclub including billiards table and space to entertain your entire friends list. Situated on 2317sqm and located an easy stroll to Ballance Street Village, Central School and the CBD, this home is a real crowd pleaser.

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Shelley Donaldson
021 911 630

View

Sun 24 Oct 12.30 - 1.00pm

rwigisborne.co.nz/GIS30424

CO-LAB Real Estate Limited Licensed (REAA 2008)




512 Aberdeen Road, **Te Hapara**

3  2  1  594m² ↗

HOME IS WHERE THE HEART IS

Packed with character and a charming, modern twist, this home is ready for you to move in and enjoy. Originally built in 1933, it is clear this home was built to last. Three good-size bedrooms on offer here, all with easy access to a bathroom, while a spacious, character filled living area is a great place for families to be together. The fenced backyard offers scope to create your own garden, plus a gate through to Barry Park behind. Located in sunny Te Hapara, it's easy to see why properties such as this remain popular.

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne



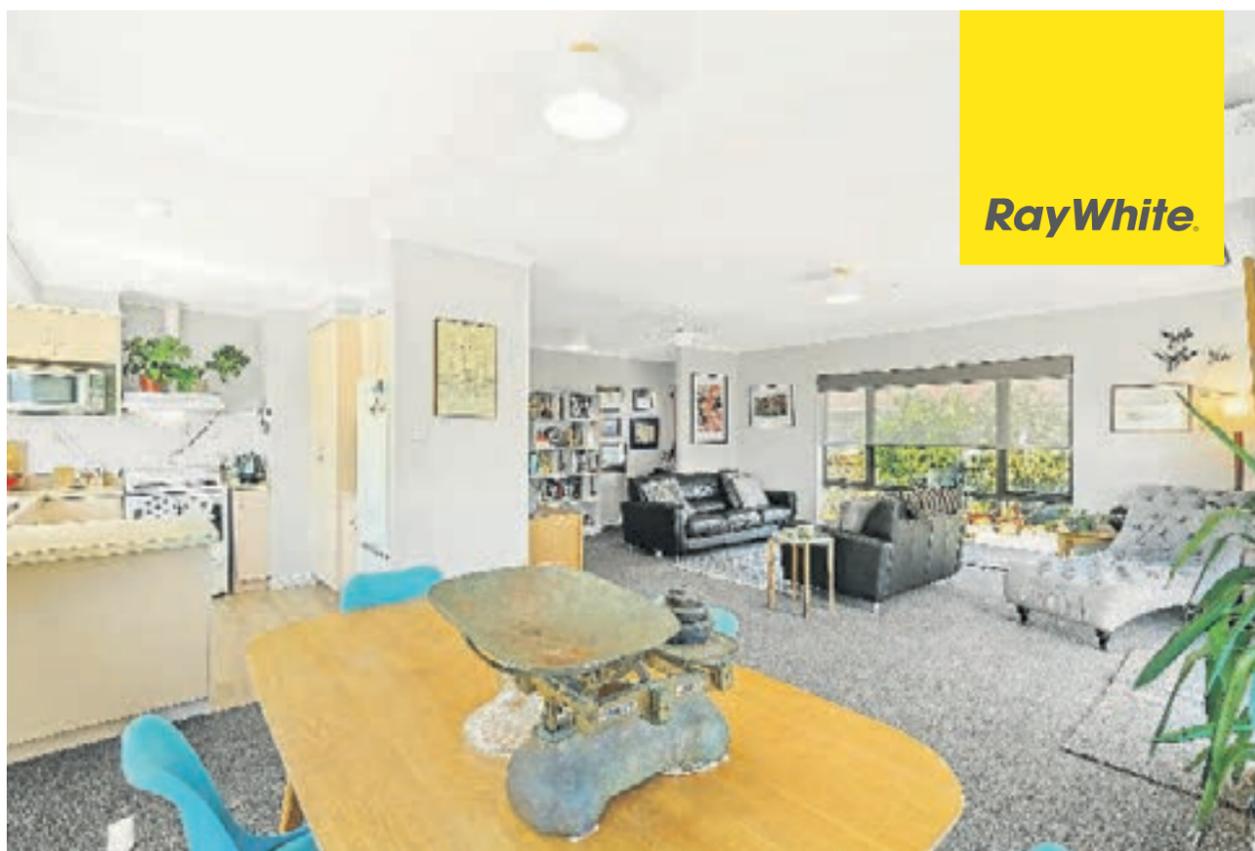
Shelley Donaldson
021 911 630

View

Sun 24 Oct 1.30 - 2.00pm

rwwgisborne.co.nz/GIS30416

CO-LAB Real Estate Limited Licensed (REAA 2008)




146a Lytton Road, **Te Hapara**

3  1  1  702m² ↗

HAPPY LIVING EVERYONE!

This three-bedroom home, built 1992 and private from the main road, is the perfect place to bring up your family. Warm and cosy all year round, with double glazing and new carpet, a clever layout makes the most of the sun and flows easily outdoors to a private covered area - a great space to relax with a cold drink in the shade. Easy care gardens and a fenced site offer a great space for kids while a double garage securely stores the tools and toys. Within walking distance to all amenities, this property is far more than you would expect!

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Shelley Donaldson
021 911 630

View

Sun 24 Oct 2.30 - 3.00pm

rwwgisborne.co.nz/GIS30425

CO-LAB Real Estate Limited Licensed (REAA 2008)



RayWhite.

15 Oman Street, **Kaiti**

3  1  599m² 

JUST MOVE STRAIGHT IN!

Located in a quiet street, this family-size home is a perfect start for first home buyers, young families or investors looking for a quality property. Recently renovated throughout, offering three bedrooms, high ceilings and a sense of space in this light filled home. Open plan living ensures the kids are within reach while easily accessing outdoors on those sunny Gisborne days. If you've been looking to purchase your first home on a budget, and not prepared to compromise on quality, this could be the one!

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Shelley Donaldson
021 911 630



Ben White
027 460 5946

View

Sat 23 Oct 12.30 - 1.00pm

rwigisborne.co.nz/GIS30395

CO-LAB Real Estate Limited Licensed (REAA 2008)



RayWhite.

We're super excited to welcome Ben White to the Ray White team!

As far as Ben's concerned, it's all about people. With a demonstrated understanding of the importance of maintaining strong relationships, executing effective marketing, and incredible communication skills to boot, Ben has applied these skills and more to his own business in the construction industry with great success; and now turns his hand to real estate. Positive, practical, professional - whether you're looking to buy or sell, or just up for a good yarn, get in touch with Ben today!

Ben White

Residential Sales Specialist
027 460 5946 | ben.white@raywhite.com

CO-LAB Real Estate Limited Licensed (REAA 2008)



New Listing



RayWhite

95 Valley Road, Mangapapa

4  2  2  1009 m² ↗

SELL, SELL, SELL!

Do not delay on this one, the owners have their eye on another property and are keen to get this one sold!

This split level home has an open plan living area that flows outside to a covered rear deck, overlooking an expansive backyard, this is where you're kids will want to be in the coming summer days. The current owners have completed some renovations, but with their next move coming sooner than planned there is still a lot of scope to add your own style.

By Negotiation

View

Sat 23 Oct 10.30 - 11.00am



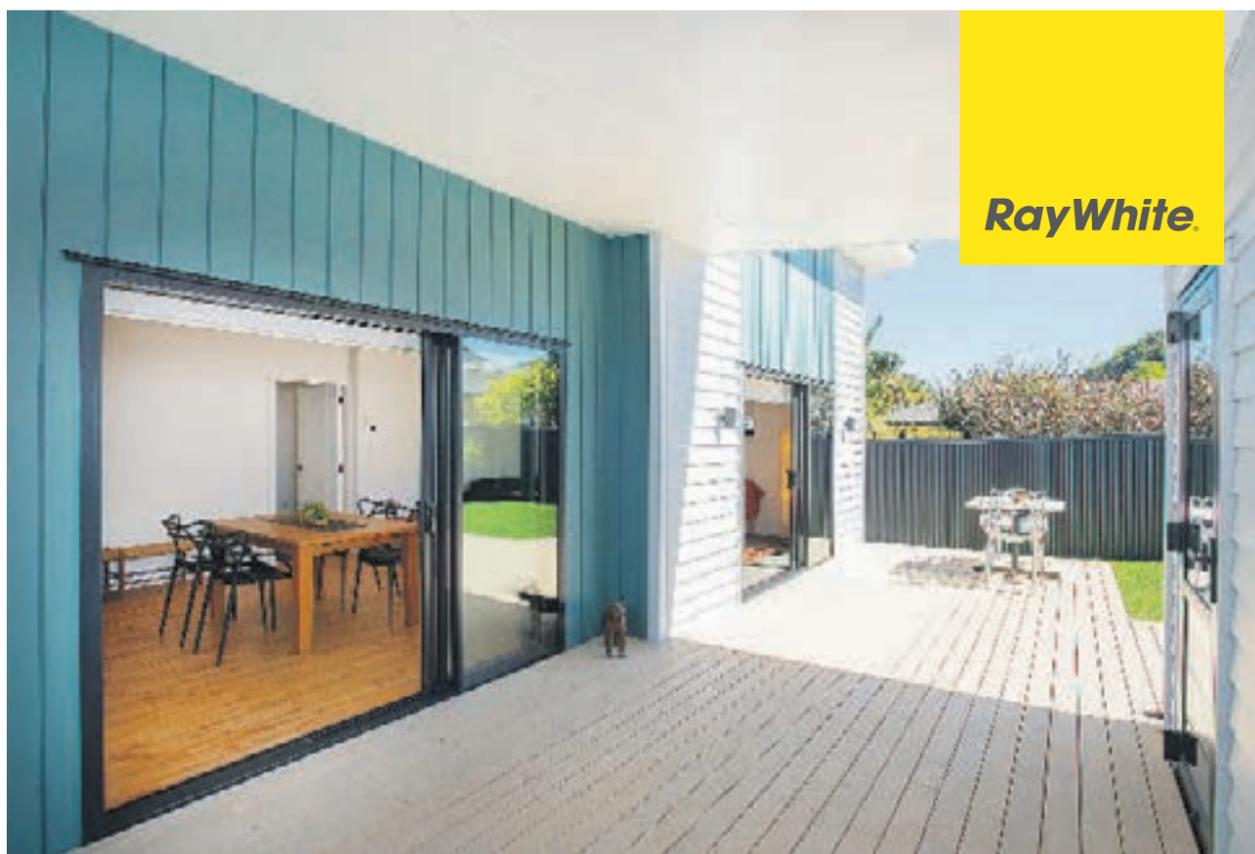
Tom Harbott
027 843 0714



Shelley Donaldson
021 911 630

rwgisborne.co.nz/GIS30353

CO-LAB Real Estate Limited Licensed (REAA 2008)



RayWhite

264a Whitaker Street, Whataupoko

3  1  2  1  1  531m² ↗

PIZZA AND WINE FOR DINNER

A new build in Whataupoko is certainly a rarity. Not only does this home have all the modern conveniences you could ask for, it's also an easy 3 minute stroll to Ballance Street Village. Leave the car at home in either the garage or secure off street parking and make Neighbourhood Pizzeria your new local. If you're the entertaining type, get the pizzas takeaway, bring your friends over and enjoy the sunny deck and indoor/outdoor flow the open plan living in this home offers. This is a popular property, so don't miss out!

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Kim Lumsden
027 777 7244

View

Sat 23 Oct 11.30 - 12.00pm
Sun 24 Oct 11.30 - 12.00pm

rwgisborne.co.nz/GIS30225

CO-LAB Real Estate Limited Licensed (REAA 2008)



111 Sheehan Street, **Whataupoko**

3 1 2 2+1 2 749m²

STYLISH BUNGALOW IN TOP LOCATION

Situated in the heart of highly-desirable Whataupoko, this stylish bungalow is a dream come true... Two street frontages frame this picturesque setting while quaint paths weave through stunning gardens to three decks, providing a sunny spot to sit all day long. Step inside and be wowed by tasteful renovations and a versatile layout to suit an array of requirements. Completing this picture perfect package is plenty of parking with a double garage, single garage, and gated gravel pad - perfect for parking the caravan or boat.

rwwgisborne.co.nz/GIS30426

CO-LAB Real Estate Limited Licensed (REAA 2008)

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne

View

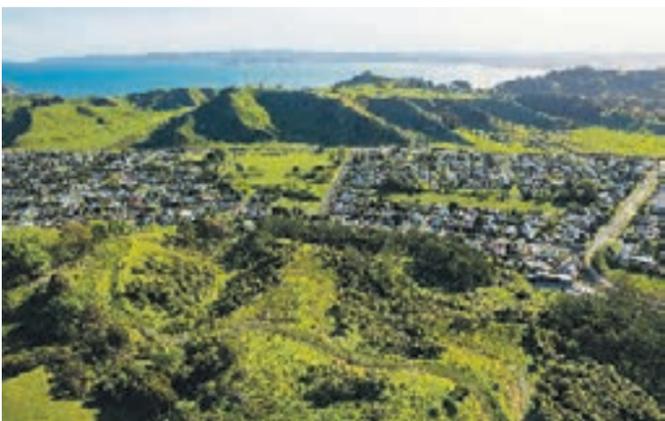
Sat 23 October 12.00 - 12.45pm
Sun 24 October 12.30 - 1.15pm



Sheree MacFarlane
021 250 7958



Dean MacFarlane
021 263 3401



Boundary lines are indicative only

Wheatstone Road, **Wainui**

9.71ha

Spread across 9.7 Ha are nine sites (geotech available) ripe for development. Boasting magical views, elevated overlooking the city, ocean and rural landscape, it is no wonder that this area has attracted the high-end real estate it is surrounded by. Offering the perfect balance between Wainui Beach and Gisborne city, Atutahi Reserve enjoys the many benefits of rural living. An easy 5-minute drive will have your toes in the sand and surf at Wainui, while being close to a variety of schools, shops and amenities. Continue with the development or build a single dwelling and enjoy the privacy, this is a rare opportunity!

rwwgisborne.co.nz/GIS30414

CO-LAB Real Estate Limited Licensed (REAA 2008)

Tender

4pm, Thursday 11 November 2021
(unless sold prior)
152 Grey Street, Gisborne

View

by appointment



Ricardo Christie
027 225 2552



Shelley Donaldson
021 911 630





58 Brunton Road, **Ngatapa**

4  3    11.5082ha 

BRUNTON ESTATE

This well appointed home is designed to maximise the beautiful outdoor setting with seamless flow to the swimming pool and tennis court. The expansive deck wraps most of the home allowing you to enjoy all day sun. The property has a natural elevation with exceptional views over the vineyard and at night to the twinkling lights of the city. A masterpiece that has been lovingly hand crafted over many years is a true gift. It's ready for you to walk in and enjoy it - so get in touch to book a private viewing.

Tender

4pm, Wednesday 3 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Alan Thorpe
027 634 7776



Matt Martin
027 482 4948

View

by appointment

rwgisborne.co.nz/GIS30407

CO-LAB Real Estate Limited Licensed (REAA 2008)





Boundary lines are indicative only

24 Whakatere Road, **Manutuke**

4  1  11.4695 ha 

GOLD KIWIFRUIT WITH SCOPE

An Organically Certified Orchard with G3 plantings covering 4.74 canopy hectares and extra structures in place to extend the plantings. There is 2.4 hectares of Navel oranges that provide a good return for this type of crop. Current water take consent of 300m3 per day and is supplied to the orchard via a mobile controlled Galcon system with space earmarked for further water infrastructure development to keep this production block advancing with the times. Most of the hard work has already been done, so come and check it out!

Tender

4pm, Thursday 4 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Alan Thorpe
027 634 7776



Matt Martin
027 482 4948

View

by appointment

rwgisborne.co.nz/GIS30394

CO-LAB Real Estate Limited Licensed (REAA 2008)



121 Bell Road, **Matawhero**

3  1  4.2543 ha 

GOING ONCE...

A blank canvas that provides an opportunity to suit your individual needs, continue with cropping or fence it into smaller paddocks for grazing stock or horses. It is supported by an established bore, stockyards with a load out race and quality infrastructure. This comprises of a multi-purpose shed with an office and toilet, a high double bay carport, handy for tractors or a horse float. Next to the home is a barn-style shed with a lined utility room that is currently set up as a spare bedroom. Get in touch or come along to our open home!

Auction

12pm, Friday 5 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Alan Thorpe
027 634 7776



Matt Martin
027 482 4948

View

Mon 25 Oct 11.00 - 12.00pm

rwigisborne.co.nz/GIS30371

CO-LAB Real Estate Limited Licensed (REAA 2008)



boundary lines are indicative only



Waihinahina Estate, **Mahia**

LOCK IN YOUR SLICE OF MAHIA!

Waihinahina Subdivision - Secure one of these special sections and turn your Mahia dream into reality. 8 sections available - Section sizes to suit you; from 1,670m² to 4,010m². Located on the Northern Side of the Peninsula, Waihinahina is elevated roughly 60m above the sea and offers magic views of the ocean and an open, all-day sun drenched landscape. The earlier stages of this subdivision have already been completed, so you will be joining an already established community.

Tender

12pm, Thurs 4 November 2021
(unless sold prior)
152 Grey Street, Gisborne



Ricardo Christie
027 225 2552

View

Sat 23 Oct 11.00 - 1.00pm

rwigisborne.co.nz/GIS30311

CO-LAB Real Estate Limited Licensed (REAA 2008)



Auctions tomorrow

Friday 22 October, from 12pm at 152 Grey Street, Gisborne



Lot 1

2060 Wharekopae Road, Ngatapa
Alan Thorpe & Matt Martin



Lot 2

18/24 Reads Quay, Gisborne
Tom Harbott



Lot 3

1053 Aberdeen Road, Te Hapara
Dean MacFarlane & Sherree MacFarlane



Lot 4

20 Paraone Road, Tamarau
Shelley Donaldson



Lot 5

316 Whitaker Street, Whataupoko
Dean MacFarlane & Sherree MacFarlane



Lot 6

514 Palmerston Road, Te Hapara
Tom Harbott

Dressing up your house to help it sell

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.

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.





TE PAPA STATION: 463 HECTARE FARM - PREMIUM FARMING LOCATION!
853 Ngakoroa Road, Ormond, Gisborne

Te Papa Station is a well balanced and extremely well located 463 hectare sheep and beef hill country offering situated only 23 kilometres from Gisborne City on the well regarded and scenic Ngakoroa Road.

With a carrying capacity of approx 4,000SU this attractive farm has a good balance of contour, with warm winters allowing for early breeding and the typically summer safe climate allowing for finishing stock to a high standard. The farm is well equipped with a four stand woolshed, cattle/sheep yards and load out facilities, satellite sheep and cattle yards, a large dam central to the finishing country with reticulated water, and subdivision into approx 50 paddocks.

The farm infrastructure is well supported by an elevated architecturally designed 4+ bedroom home, featuring open plan living and expansive grounds, incorporating an in ground swimming pool. A large 184m² 4 bay shed completes the supporting farm facilities.

Te Papa offers the perfect opportunity for someone looking to invest in a stand-alone or additional farming operation, in a sought after farming community, only 24mins from Gisborne city. Being offered for sale by Tender closing Wed 17 November.

Call to organise your inspection and begin your journey to securing this fantastic farming opportunity.

4+ BED | 2+ BATH | 3+ CAR
463ha (approx)
 nztreal.nz/3020224

For sale by Tender (unless sold prior)
 4pm Wednesday 17th November 2021
 179 Gaddums Hill Road, Gisborne

INSPECTION: BY APPOINTMENT

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





MAUNGARUA - APPEALING SCALE, SUPERB LOCATION!

629 Pehiri Road, Pehiri, Gisborne

Maungarua is an extremely well located sheep and beef hill country farm, nestled in the heart of the picturesque Pehiri Valley, approx 35 minutes west of Gisborne city. At a versatile scale of 235 hectares and carrying approx 2,000 stock units, this property will appeal to those looking for a farming investment, those looking to farm and easily commute, or those looking for more scale in what is a very desirable farming community.

Maungarua has a good level of subdivision including conventional and electric, giving approximately 20 paddocks which are naturally well watered through springs and dams, with most paddocks having multiple water sources. The fertility has been built up through annual aerial applications from the neighbouring all weather airstrip giving a good baseline, which combined with relatively mild winters (280-469 metres above sea level) and balanced sheltered contour allows lambs to be weaned in late November.

Farming infrastructure includes quality cattle yards/load out and sheep yards at the front of the property and satellite sheep yards at the rear.

A beautifully restored 3 bedroom character cottage completes the offering giving the security of being able to step in and start farming in comfort.

If you are looking at beginning or building upon your farming enterprise give James or Ange a call to organise your inspection for what has been a tightly held property.

3 BED | 2 BATH | 3+ CAR
235ha (approx)
 nzm.nz/3005009

For sale by Tender (unless sold prior)
 4pm Wednesday 10th November 2021
 179 Gaddums Hill Road, Gisborne

INSPECTION: BY APPOINTMENT

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



PLENTY TO SEE HERE!

213 Russell Street, Whataupoko, Gisborne

Whether you're watching rockets launch from the Mahia Peninsula, the twinkling lights of Gisborne City, or fantails playing in the garden, you'll always have something eye catching to see from this elevated and expansive 4 bedroom home, nestled in enticing Whataupoko.

Immaculately presented, this highly sought after address is in a prime location, only 5 minutes from town and even closer to the popular Ballance Street shops, while also being within zoning of some of Gisborne's most popular schools.

Set on a sizeable 1,449sqm section, with lovingly landscaped gardens, this very generously apportioned, warm 230m² home has been beautifully modernised with large living and lounge areas, a sunny open plan kitchen and a stylish, spacious main bathroom. Coupled with 4 double bedrooms and an en-suite, you will certainly have ample room for all your family and friends.

Large decks wrap around the house, providing fantastic indoor and outdoor flow, and vantage points to survey the stunning views while you relax in the spa out the back, or fire up the BBQ in summer. A spacious double garage, complete with workshop and internal access, plus a garden shed ensures you have lots of room to store all your toys and equipment. There is even room to park the boat up on the driveway!

Homes of this calibre and size don't come up in this centrally located and very popular neighbourhood every day, so be sure to get in touch with either Ange or James to arrange your viewing today!

4 BED | 2 BATH | 2+ LIVING | 2 CAR
1,449sqm (approx)
 nztreal/3022008

For sale by Tender (unless sold prior)
 4pm Thursday 4th November 2021
 179 Gaddums Hill Road, Gisborne

VIEW

Fri 22 October, 12 – 1pm
 Tue 26 October, 12 – 1pm
 or by appointment

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

Harcourts



OPEN HOME



FINAL WEEK!! 28 Gordon Street

713sqm  3  1  1  1 

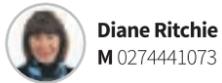
Huge potential in this popular Mangapapa Street. From the moment you enter this Beazley style home you will be impressed with the options this home offers. Separate lounge, 2-3 bedrooms, convenient kitchen/dining room and separate laundry. Also a garage plus a large lockup shed that would have so many uses.

Tender Closes Friday 29th October 2021 @ 12.00pm (unless sold prior)

View: Saturday 23rd Oct 11.00am - 12.00pm

Sunday 24th Oct 11.00am - 12.00pm

harcourts.co.nz/GBE3899



Diane Ritchie
M 0274441073

East Coast Realty Ltd Licensed Agent REAA 2008

Harcourts



OPEN HOME



LAST CHANCE - Be in Quick!! 221 Lytton Road

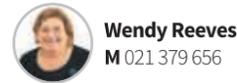
814sqm  3  1  1  1 

There is so much to this property, great house, large rear section and all the sheds to please the family. It also has a good covered deck area for entertaining family and friends. Don't miss viewing this one.

Deadline Sale CLOSSES Thursday 28th October 2021 @ 12.30pm (unless sold prior)

View SUNDAY 12.30pm - 1.00pm

harcourts.co.nz/GBE3897



Wendy Reeves
M 021 379 656

East Coast Realty Ltd Licensed Agent REAA 2008

helping Kids cope with moving

Whether you are buying a new home or relocating, moving can be stressful. If your family move includes children, they too may experience some anxiety. Consider these tips for parents to help ease children into new homes.

- Tell your child about the move as early as possible. Listen to your child's feelings and let the child take part in decisions such as care for plants and pets or selections for a pre-move garage sale or charity donation of items you don't plan to keep when you move.
- Call the principal of your child's new school ahead of time so your child can meet his or her teachers. This is especially critical for children who are moving during the school year. Ask about sports and other activities your child can join.
- Encourage an older child to exchange phone numbers and

addresses with friends and relatives to put in his or her very own address book. Then your child can pick out his or her favourite stationery to keep in touch. Let your child create his or her own moving announcement to mail or email friends.

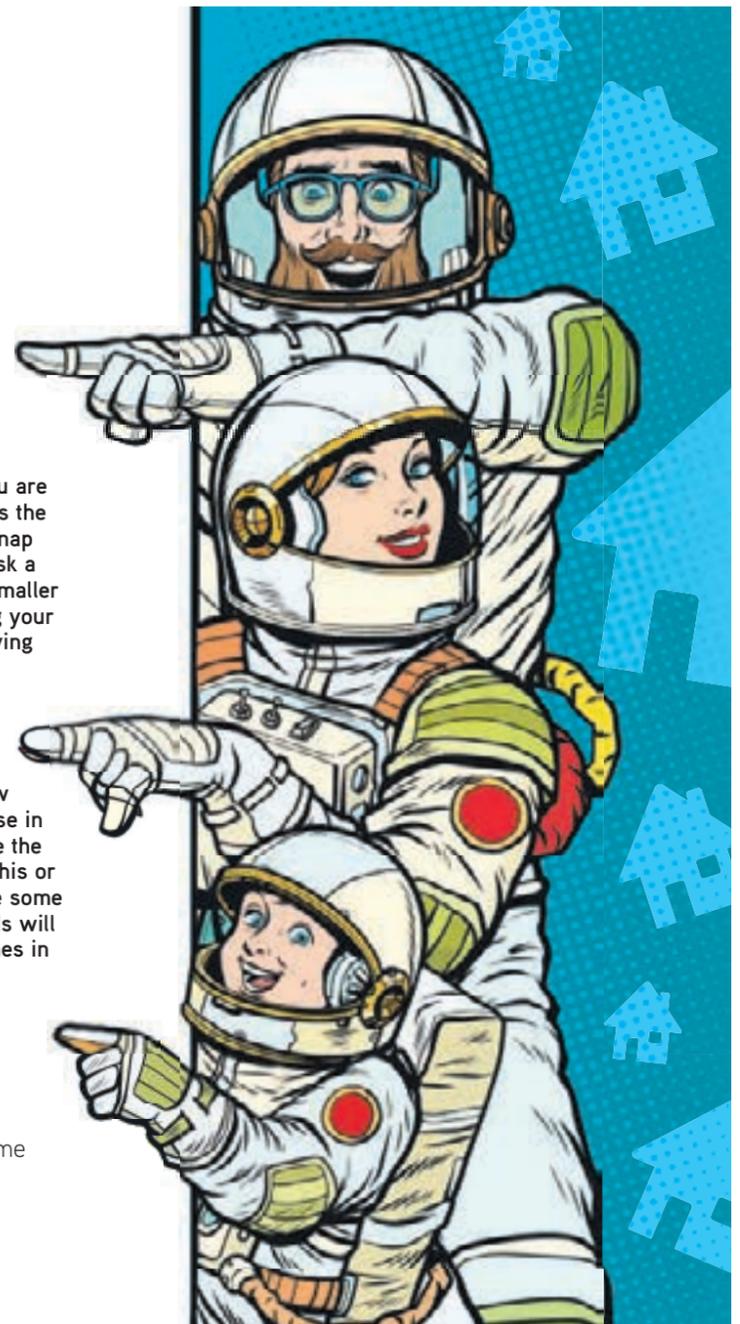
- Give your child a sense of control during the move. Suggest your child decorate the moving boxes designated for his or her room with crayons, markers, stickers or ribbon. Pack a special moving bag for your child with essentials such as stuffed animals, blankets, games and books. Encourage an older child to have fun packing his or her own bag or moving boxes.
- Unpack your child's room first to bring back some sense of familiarity. Let the child have a say in where furniture should be placed or pick out new furnishings.
- Keep your stress level in check and take time to laugh. Children can sense when a parent is upset, which can trigger or heighten anxiety within.

• Stick to routines. Whether you are travelling across town or across the country, try to keep meals and nap times as normal as possible. Ask a friend or relative to play with smaller kids while you're busy carrying your belongings to and from the moving truck.

- Make moving an adventure. Draw a treasure map of the new house and have an "X" mark the spot of the child's new room. If possible, hide a surprise in the room. The child can explore the new home while searching for his or her room and/or treasure. Save some of the larger moving boxes. Kids will love to build forts and play games in them once you've unpacked.

Stroll around the new neighbourhood and introduce yourself and your child to the parents and kids in the area.

Most of all enjoy your new home and fill it with love and fun for everyone.





2 Hill Road, Whataupoko

3 2 2 240m²

Spectacular views & Stunning Sunsets

An established garden creating a private courtyard with a selection of fruit trees. Shiplap cladding gives this home a very relaxed feel - almost coastal. The property comprises of three bedrooms with open plan living and wonderful light. The large basement garage will appeal to the man of the house. A few modern touches will make this a very enviable home. With the Ballance Street Village almost on your doorstep, what more could you ask for?

View

12:30 - 1:00pm Saturday 23 October
or by appointment

Auction

5:00pm Thursday 11 November
(Unless sold prior)



Bronwyn Kay
0800 27 66 99



16a Silverstone Place, Lytton West

3 2 1 132m²

Wait no longer

Living in a lovely community just meters from the hospital, Lytton West shopping centre and "The Tav". This low maintenance three bedroom home is the perfect solution for a small family or retirement. Internal garage, well fenced established section - ideal for a small dog or grandchildren.

View

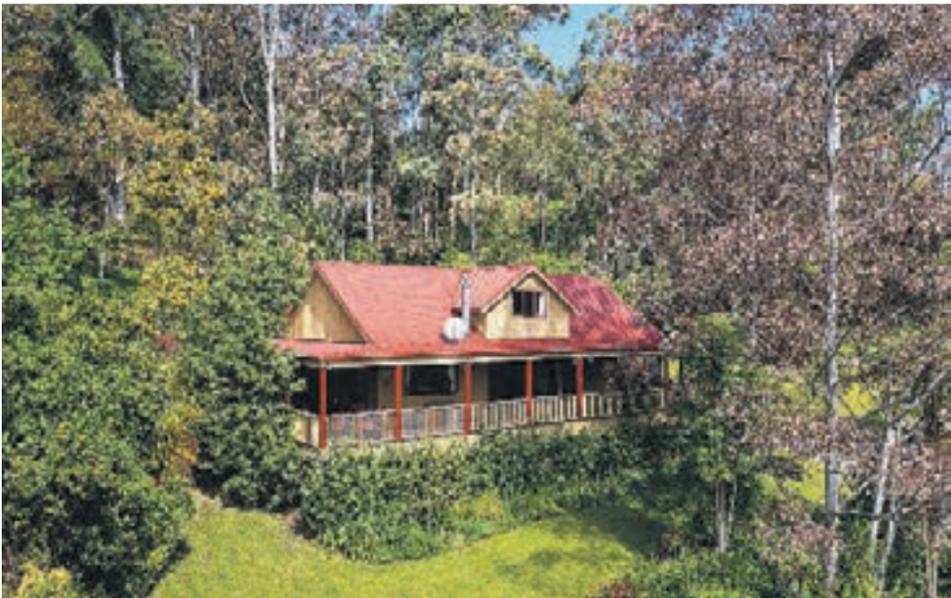
11:00 - 11:30am Saturday 23 October
or by appointment

Auction

5:00pm Thursday 11 November
(Unless sold prior)



Bronwyn Kay
0800 27 66 99



37a Massey Road, Mangapapa

4 1 2 170m²

Feels Like?

A Queenslander set amongst established flora situated on a 5355m2 section. Large wrap around decks make for excellent outdoor entertainment. With four bedrooms and a spacious living area this is the perfect family home. New kitchen appliances and flooring make this home feel just a little bit special. Fabulous bird life and close to Mangapapa School. Room for all the toys, a sleepout for extra guests. Don't delay viewing - this is hot property.

View

1:30 - 2:00pm Saturday 23 October
or by appointment

Auction

5:00pm Thursday 11 November
(Unless sold prior)



Bronwyn Kay
0274 713 836



391 Palmerston Road, Gisborne

4 2 140m²

Looking For An Income?

Well positioned for convenience in a central location, this large family home and accompanying studio make for a very enticing proposition! Work from home, Airbnb or alternatively rent out the commercial space at the front and have the other three-bedrooms to yourself, you decide! Fully-fenced and with a good-sized deck, the outdoor area is a low-maintenance space to enjoy the sun. You wouldn't know you are in the middle of town.

View

12:00 - 12:30pm Saturday 23 October
or by appointment

Auction

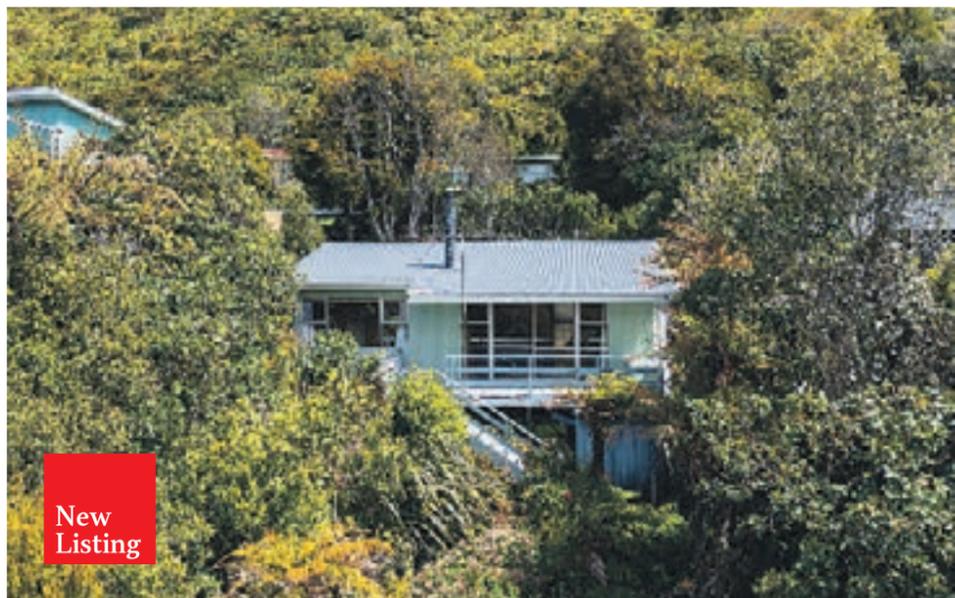
5:00pm Thursday 28 October
(Unless sold prior)



Taan Suwanduang
021 234 1669

bronwyn
agency

real estate the smart way



New
Listing

75a Onepoto Road, Tuai, Wairoa

2  1  70m² 

Quintessential Kiwi Bach

If you have been dreaming of the perfect little hideaway nestled amongst native bush and close to Onepoto Bay, then dream no more! This compact two bedroom bach has been a fabulous holiday home for my Vendors and their extended family for over 10 years. Situated in a quiet cul-de-sac, it is approximately 800m from the boat ramp and is fully furnished so all you need to bring is the boat, the fishing rods and your sense of adventure.

View

11:00 - 3:00pm Sat 23 & Sun 24 October
or by appointment

Auction

5:00pm Thursday 25 November
(Unless sold prior)



Vicki Thomson
021 0272 3760



New
Listing

94 Maclaurin Road, Makauri

3  2  2  200m² 

Love the Location, Live the Lifestyle

Sitting proudly upon a flat, 5000m² section, this charming lifestyle property really does have a lot to offer! The home itself has been well-maintained over the years, with three bedrooms, spacious living areas and a rumpus room offering plenty of flexibility for either the kids to play, accommodate visitors or work from home. There's heaps of room for a trampoline (or even a pool!). With lovely gardens and sun-soaked entertaining areas ensuring the adults are spoilt for choice.

View

1:00 - 1:30pm Saturday 23 October
or by appointment

Auction

5:00pm Thursday 11 November
(Unless sold prior)



Taan Suwanduang
021 234 1669

I am a Gizzy girl through & through

having attended Te Wharau Primary, Ilminster Intermediate and Gisborne Girls High School. After living overseas for many years, I made the move back to Gisborne with two children, two cats and a dog in tow! With my children now grown, I have the time to dedicate to my passion that is all things Real Estate.

I was very fortunate to join the company in January 2021 and started my career in Real Estate in an administrative position. I studied hard and gained my Real Estate license in July whilst working as a Personal Assistant to Jenny Virtue. With the support of the entire Bronwyn Kay Team, I am now ready to take my career to the next level and have taken the leap into Sales.

Whether selling or buying, if you want a fresh pair of eyes together with an enthusiastic and hard-working agent on your side, then please give me a call – I could be the key to your new home!

Vicki Thomson
021 0272 3760





Final Notice

Lot 2 & 3, 600 Back Ormond Road

5000m² +

First Come, First Served!

Here is the opportunity to have your own slice of lifestyle just minutes from town. Build the home of your dreams with plenty of space and options for the family.

Take your pick of two fantastic sections: Lot 2: 5000m² or Lot 3: 9705m²

SUBJECT TO ISSUE OF TITLE - RESOURCE CONSENT HAS BEEN ISSUED

View

By appointment only

Auction

5:00pm Thursday 28 October
(Unless sold prior)



Taan Suwandang
021 234 1669



Sold
By Jenny Virtue
Working With You

“ We had so much interest in this property we could have sold it ten times over, however there can only be one new owner. If you have a similar property and are thinking of coming to the market, then please give me a call to discuss what I can achieve for you. Jenny Virtue Working with You



Jenny Virtue
027 2588 248



Sold
By Bronwyn Kay
the Smart Way

“ This proved to be hot property with four interested parties. It was the subdivision potential that appealed along with being a first home opportunity.

Thinking of selling call me 0800 27 66 99



Bronwyn Kay
0800 27 66 99



Sold
By Bronwyn Kay
the Smart Way

“ Our buyer came from out of town. This property proved to be a great investment and the lucky tenant got to stay on.

Thinking of selling call me 0800 27 66 99



Taan Suwandang
021 234 1669



Bronwyn Kay
0800 27 66 99

*It's going to be a
Sizzling Hot
Gizzy Summer!*

and do we have a Hot Deal for you

*Thinking of selling? Talk to one of the
Bronwyn Kay Team and we will offer
you our Sizzling Hot Summer Deal*





First Sight Real Estate



Outer Kaiti 52 Daphne Street

3 1 1



Entry Level With A Lot On Offer

Recently renovated, this fantastic 1960's home is awaiting a new owner. Boasting three double bedrooms, a new bathroom, kitchen and laundry, new carpet and vinyl flooring. The home is tastefully decorated, and keeping warm in winter is no issue with the ceiling and floor insulation, a heat pump and gas califont. Those who like to entertain will fall in love at First Sight with the large deck area. Sit and admire the hills in the distance while the children play in the fully fenced generously sized lawn. A secure garage built from concrete cinder blocks complements the brick exterior of the home, making for low-maintenance living so you can enjoy the more important things life in Gisborne has to offer. Located in Outer Kaiti, an up-and-coming neighbourhood, just 5 minutes to the CBD, schools, parks, and shops. First-home buyers or Investors, this is a must-see.

Price \$479,000

View By Appointment

George Horsfall M. 021 0816 1416 E. george@firstsight.co.nz

First Sight Real Estate Limited | Licensed REAA 2008



Tamarau 32 Paraone Road

1143m 1 1



Unique – Live, Landbank or Develop

This 1143 square metre property is truly unique and will certainly get the ideas flowing. A tidy open-plan, one-bedroom studio, with a large laundry, bathroom and fireplace. Live in it happily as it has been for the past few decades or as a temporary option while you make arrangements to build your dream home or potentially develop the site. The property has a connection to the city sewerage and water supply. The setting is beautiful, with a sizeable rural backdrop behind and hills in the distance. The location is close to the Gisborne CBD and Wainui Beach, which is easily accessed via the cycle/walkway, so it is no surprise Tamarau has been discovered and is the area of choice for many.

Auction 5.30pm, Wednesday 3 November 2021 (unless sold prior) on site

View Saturday 23rd October 10.30am – 11.00am

George Horsfall M. 021 0816 1416 E. george@firstsight.co.nz

First Sight Real Estate Limited | Licensed REAA 2008



Te Karaka 10 Kipling Road

1000m 1 2



Escape the City for a Simpler Life

Located just a 20 minute drive from Gisborne you will find this 1000sqm property, within a rural township. Drive home each day to your perfect escape from the busy city. No covenants in place, and with plenty of space in front of the garage you can certainly let your creativity and imagination run wild. Park the bus, park the caravan and still space to park your vehicles. Plant your veg garden, get a few chooks, enjoy the country community all the while being just around the corner from Te Karaka school, shops, garage, the bowling club, tennis courts, and of the course the "local" pub. A great section, with services already in place.

Price \$250,000

View By Appointment

Mandy Campbell M. 021 409 059 E. mandy@firstsight.co.nz

First Sight Real Estate Limited | Licensed REAA 2008



Outer Kaiti 33 Einstein Street

725m



Give Me Land!

Tucked away in a cul-de-sac, is your very own piece of paradise, ready and waiting for you to build new or move your home onto. This 725m² section has lots of potential, with services at the roadside including town water and sewerage. With rolling hills as your backdrop, this is a great place to begin your new home, or investment build journey. With a huge shortage of sections and the additional financial benefits that come with building under existing and new government legislation, this is an opportunity not to be missed. Get in touch with Mandy Campbell at First Sight Real Estate.

Price \$253,000

View By Appointment

Mandy Campbell M. 021 409 059 E. mandy@firstsight.co.nz

First Sight Real Estate Limited | Licensed REAA 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.



Property Brokers

Mangapapa 20 Oswald Street

New Listing



Location, size and potential

This 4 bedroom Villa has great street appeal, a good sized fenced rear section and the luxury of a garage and Carport with auto door.

Any first home buyer with an interest in redecorating should consider the opportunity this property offers. Make the most of the retro wallpaper or paint it out in your favourite tone. The room sizes are generous and it will respond well to your efforts. The Mangapapa location has you in walking distance to a great school and shops.

Come and have a look, it may be worth your while....

4 bedrooms 1 bathroom 2 living areas 1 carport 1 garage

Auction 12.00pm, Thu 11th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sat 23 Oct 11.00 - 11.30am
Sun 24 Oct 1.00 - 1.30pm

Web pb.co.nz/GIU97972

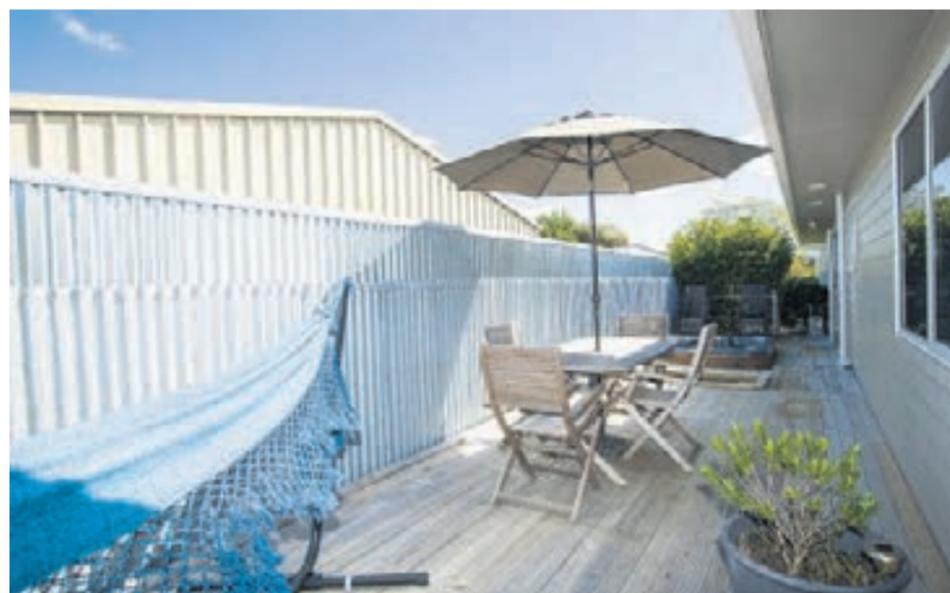


Penny Pardoe
M 027 540 5399 P 06 869 0091
E pennyp@pb.co.nz

Property Brokers

Riverdale 11A Ward Street

New Listing



Carefree summer

Are you looking for a low maintenance family home on a private compact section to free up your weekends? Then this 2010's build could be the answer! Open plan living at its best right here. The kitchen is roomy and practical and part of the open plan dining/lounge areas with the lounge opening to the north facing deck maximizing indoor/outdoor flow. The second private deck at the rear of the property allows you to follow the sun on those long extended summer days ahead, and once the sun powers down for the night you are able to slide into your spa pool. Boasting four good sized bedrooms, giving you plenty of room to separate the littlies, with the master having a walk-in wardrobe and ensuite. The main bathroom is conveniently positioned to service the rest of the bedrooms and household. This property really is made for easy living and offers privacy and security, all within easy walking distance to Riverdale Primary and Lytton High Schools and located within an arm's length to Lytton West Shops and Hospital. One owners downsize could be your chance to upsize into this super-convenient location!

Call me to view and spring your way into a carefree summer

 4  2  1  1

Auction 12.00pm, Thu 11th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sat 23 Oct 12.30 - 1.00pm
Sun 24 Oct 12.30 - 1.00pm

Web pb.co.nz/GIU95429



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

Property Brokers

Te Hapara 467A Aberdeen Road

New Listing



Taruheru queen

This 1970's retro era home is exclusive, solid block, has huge living areas, a sunroom and with 3 bedrooms, there is room to move.

Set amongst established trees and gardens on the Taruheru River, you don't have to leave home to Waka or kayak. There is even a separate 2 bedroom unit situated on the other side of the pool.

A private, quiet oasis, she is in need of a little TLC to put her into her realm. Tui, Kereru and Pukeko are all at home there already. Sundowners on the deck, what more do you need??

 3 + 2  1 + 1  2 + 1  2

Auction 12.00pm, Thu 11th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sat 23 Oct 12.00 - 1.00pm
Sun 24 Oct 12.00 - 1.00pm

Web pb.co.nz/GIU94640



Sue Costello

M 027 586 8000 **P** 06 869 0091

E sue.costello@pb.co.nz

Property Brokers

Te Hapara 4 Heron Place

New Listing



Ready, set, build

This gently sloping 877 sqm section is a short walk to the CBD and across the road from the Botanical Gardens.

It is central to everywhere.

Location, location, location!

Come and do your due diligence here .. perhaps this could be the start of a new adventure for you and your family.

Land bank for your future!

Auction 12.00pm, Thu 11th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sat 23 Oct 1.15 - 1.45pm
Sun 24 Oct 1.15 - 1.45pm

Web pb.co.nz/GIU96480



Sue Costello
M 027 586 8000 P 06 869 0091
E sue.costello@pb.co.nz

Property Brokers

Mangapapa 24 Mangapapa Road

Final Notice



Mangapapa stunner

This gorgeous 1960's weatherboard home is located top end of Mangapapa Road, sitting on 756sqm (more or less).

The minute you enter in the front door of this spacious 4-bedroom beauty you get that "home sweet home" feeling you cannot deny!

This home has benefited from a number of upgrades- including the new back deck, near new kitchen and fresh lick of paint. A wood burner at hand to keep you warm on the cold winter nights to come, and a good-sized deck overlooking the immaculate lawn and gardens. Lots of room to put up the pool and enjoy the summer with a few family BBQs in your private backyard. A double garage to shelter "his and her" vehicles and plenty of off-street parking for the visitors as well.

This property won't last long on the market and our Vendor is determined to sell! Give me a call today for a private viewing or keep an eye out for weekly open home days and times.

 4  1  1  2

Auction 12.00pm, Wed 27th Oct, 2021, 66 Reads Quay, Gisborne

View Sat 23 Oct 1.00 - 1.30pm
Sun 24 Oct 1.00 - 1.30pm

Web pb.co.nz/GIU97897



Terri Kingi

M 027 385 1069 **P** 06 869 0091

E terri.kingi@pb.co.nz

Property Brokers

Inner Kaiti 120 Iranui Road



Final Notice



Beautiful mix of character and charm

Exuding a charming mix of original 50's character with a fresh injection of contemporary convenience, this exceptionally presented traditional bungalow has been a labour of love for its most recent vendors, who are reluctantly selling due to a job relocation.

Bespoke wooden benches, clean-lined scandi cabinetry and black glass gas hob and oven grace a brand new kitchen with first class appliances. Three bedrooms with built-in wardrobes make for effortless family living. While a spacious integrated lounge and dining space is complimented by a brand new in-built woodburner, extending onto a delightful covered north/west facing deck, perfectly poised to capture all day sun. Thoughtful design ensures your year round comfort with ceiling and floor insulation, heat-pump, newly installed Infinity gas/hot water and custom made thermal backed roller blinds, all looking sensational alongside contemporary decor, original native Rimu flooring and trims and delightful interior colour scheme.

 3  1  1  1

Auction 12.00pm, Wed 27th Oct, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sun 24 Oct 2.00 - 2.30pm

Web pb.co.nz/GIU92457

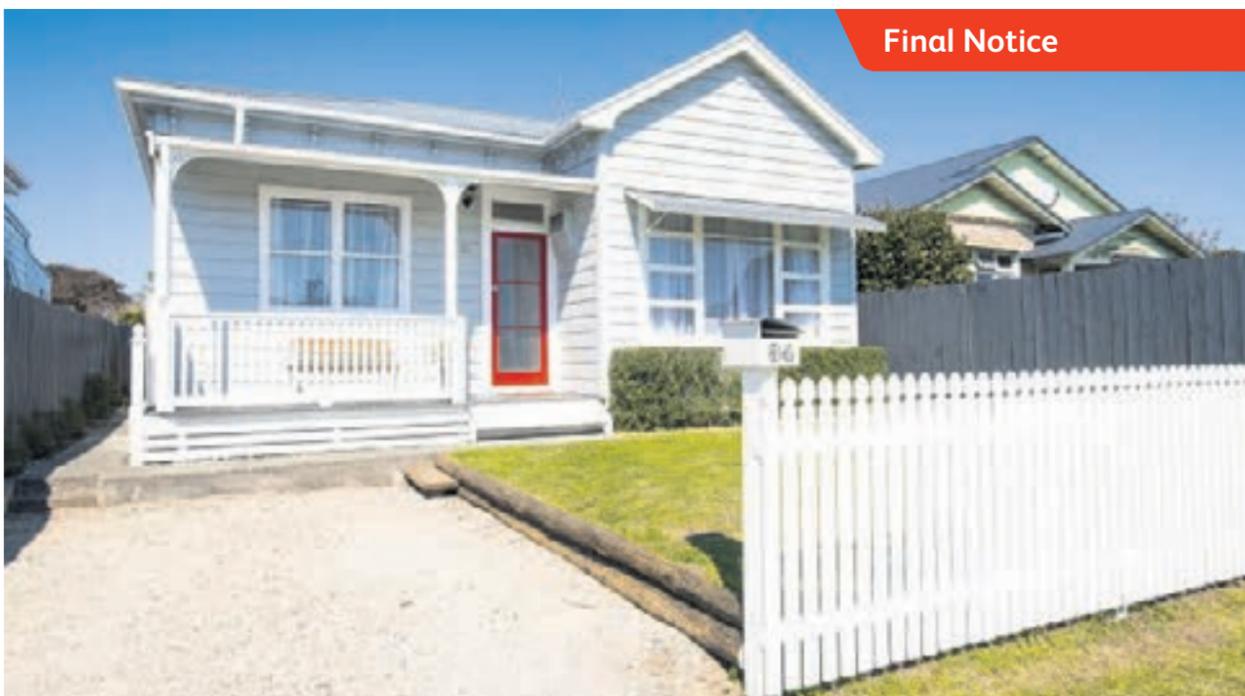


Juliette Gottlieb

M 022 048 2804

E julietteg@pb.co.nz

Te Hapara 34 Roebuck Road



Final Notice



Central character living

Looking for the perfect mix of convenience and character? The search stops here!

Centrally located just a stones throw away from the CBD and the Botanical Gardens, this recently renovated villa will be sure to please. Stunning character throughout with warm native timber floors, gorgeous pressed-tin ceilings, 3 beautiful bedrooms plus an extra room/studio/work-from-home office. Snuggle up in the cosy warm lounge with its in-built woodburner. You will love the modern kitchen that opens up to a fantastic covered deck -ideal for those summer barbecues- and an easy-care fully-fenced section with fruit trees.

It's perfect for those seeking a home with that special something. Come and see for yourself at the open home or ring me to view 022 048 2804.

 3  1

Auction 12.00pm, Wed 27th Oct, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sun 24 Oct 1.00 - 1.30pm

Web pb.co.nz/GIU91351



Juliette Gottlieb

M 022 048 2804

E julietteg@pb.co.nz



Property Brokers

Mangapapa 402 Clifford Street



Final Notice



Your house, your castle!

With the sunshine over her horizon, she's a slice of heaven! Utterly divine from the street to the inside, this character villa knows a thing or two about lifestyle and modern-day family living.

Sitting pretty on 531m² (more or less) of residential land, this pretty as a picture villa, could be the diamond you may have been looking for. Renovated from top-to-toe, enjoy the sophistication of the sumptuous bathroom, generous sized carpeted bedrooms and a sun drenched - expansive outdoor living area. Located in one of Gisborne's most popular suburbs, there is only a short walk to the local chippy, pharmacy and is also zoned for Mangapapa school.

If this is sounding like an ideal move and you are ready to take the next step in life, lets arrange your inspection today, beautiful properties like this will not last long!

 2  1  1

Auction 12.00pm, Wed 27th Oct, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sun 24 Oct 1.00 - 1.30pm

Web pb.co.nz/GIU95636



Lee Ellis

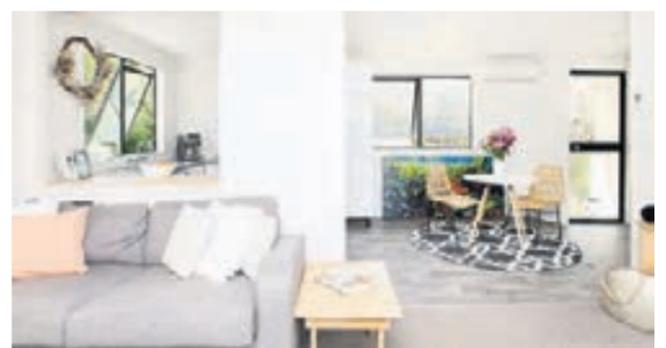
M 021 937 967

E lee.ellis@pb.co.nz

Outer Kaiti 9 Peter Buck Street



Final Notice



Fantastic starter!

A fantastic starter set on a total of 1,234sqm freehold site is up for grabs! Located in a quiet cul-de-sac this well presented home offers the perfect blend of privacy and affordability. Inside, two bedrooms are complemented by a compact kitchen, a tidy bathroom and a sunny open plan living area. Decorated in neutral tones, for good looks and low maintenance. Al fresco entertaining is a breeze thanks to sunny outside deck with tranquil views of the native bush and birdlife. Large double garage with ample space for a workshop and inviting above ground swimming pool is perfect for the hot summer days ahead. The massive yard in the back is a treasure as we are seeing land becoming more precious than diamonds. Walk with ease over a bridge that will lead you to your very own private native bush area.

Savour the size and central location, come see this property at Karyn's open homes this weekend or feel most welcome to call and arrange a private viewing!

 2  1  1  2

Auction 12.00pm, Wed 27th Oct, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Mon 25 Oct 1.00 - 1.30pm

Web pb.co.nz/GIU89029



Karyn Anderson

M 027 515 5398

E karyn.anderson@pb.co.nz

Property Brokers

Outer Kaiti 8 Darwin Road



Hidden treasure

Privacy, secluded entertaining area & hidden away off the beaten track... does this sound like the home you have been waiting for? 8 Darwin Road is one to seriously look at! Heading inside you will find the living and sleeping areas are on separate wings which is ideal for the busy family. The refreshed kitchen has a nifty food servery into the dining space, the vaulted ceilings compliment the living areas giving you the feel of even more space, lounge doors open to the private entertaining courtyard for those enjoyable summer BBQ's with friends and family. The three bedrooms are of good size with the master bedroom having an ensuite and the bonus of a sunroom too - maybe an office for those that work from home? This home is situated on a rear section surrounded by nature and native trees, you will love this home as much as the Tui's do. It has the country feel but only moments to many amenities and the City Centre. Come and see if this ticks all your boxes... you will be impressed!

 3  2  1  1  1

Auction 12.00pm, Thu 4th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View Sun 24 Oct 11.00 - 11.30am

Web pb.co.nz/GIU96660

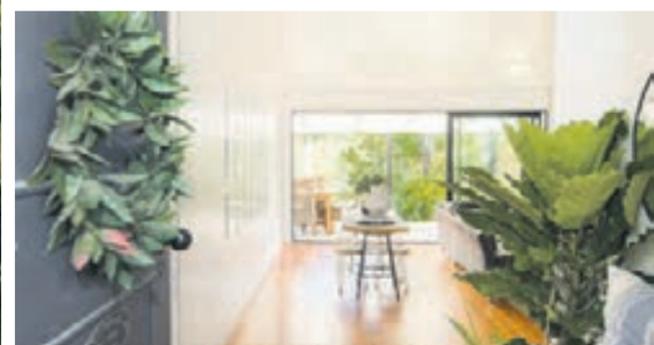


Jayden McKay

M 027 567 5237

E jayden@pb.co.nz

Okitu 26 Lysnar Street



A little piece of paradise

Have you heard that saying? "don't judge a book by its cover" This property is a prime example. Classic from the road, this home opens out to a view to adore...

Comfy, cosy and cute on the inside with expansive views to open paddocks and lots of spots to sit and enjoy yourself.

Long lunches on the deck, quiet spots to read, wander down to the bottom of the garden and relax in the shade.

 3  1+  1  1

For Sale \$949,000

View By appointment

Web pb.co.nz/GIU96889



Penny Pardoe

M 027 540 5399

E pennyp@pb.co.nz

Property Brokers

Te Hapara 22 Chichester Street



Chill on Chichester

Not often do houses come up in this sought-after cul-de-sac in Te Hapara.

This fantastic family home sold prior to auction.

If you'd like to secure your dream home or find out more about the current market, please get in touch!

3 1 1 1 1



Juliette Gottlieb
M 022 048 2804 E julietteg@pb.co.nz

Stress-free Property Management you can trust



1 Property tenanted, or we'll pay

If we have not signed up a tenant for your property within 28 days of it being available, we will pay the rent.*

2 No rent arrears, or we'll pay

With more than 35 years managing rental property, we know how to collect your rent. We have systems and procedures in place that other agents aspire to. We are so confident in our rent collection process that we guarantee to pay the rent if your tenant won't.*

3 Receive great service, or we'll pay

We pride ourselves on our great service. If you are not happy and we cannot resolve the problem, we'll pay your management fee.*

Call us today at **06 869 0091**
and take the stress out of your life!

*Terms and conditions apply - pb.co.nz/serviceguarantees

Property Brokers

Te Karaka Kanakanaia Road



2 Properties, 2 Opportunities, 2 Auctions

- Lifestyle on Kanakanaia
- 2.62 hectares or 6.47 acres
- 30 km to Gisborne
- Elevated site
- Blank canvas
- Zoned rural residential
- 2 titles
- Lifestyle on Paulson
- 8296m² or 2 acres
- 30 km to Gisborne
- 335 Navel Orange Trees
- Zoned General Res & Rural Res
- Lifestyle or Orchard you decide

Open day viewing - 12pm Saturday 23rd October

Auction 12.00pm Thu 25th Nov 2021 (unless sold prior)
66 Reads Quay, Gisborne

View By appointment only

Web pb.co.nz/GIR96050



Tom Lane

M 021 058 7018 P 06 869 0091

E toml@pb.co.nz



Property Brokers

Waihirere 1105C Back Ormond Road

New Listing



Waihirere Heights

- 3.63 hectares or 9 acres
- 12km to City Centre
- Beautiful established gardens
- Lovely 4-bedroom home on elevated site
- Room for the ponies and pets
- Country living on the edge of town

Open day viewing - 3pm Saturday 23rd October

 4  2  1  2

Auction 12.00pm, Thu 25th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View By appointment

Web pb.co.nz/GIL97481



Tom Lane

M 021 058 7018 **P** 06 869 0091

E toml@pb.co.nz

Property Brokers

Wairoa 1347 Tiniroto Road

Auction



Jewel of Marumaru

- 18.5 acres or 7.5 hectares
- Lovely multi story home
- Beautiful garden and setting
- Close to Wairoa
- Easy commute to Gisborne
- Garaging and sheds
- River boundary

Open day viewing - 5.30pm Thursday 21st October

 3  1  2

Auction 12.00pm, Thu 11th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View By appointment

Web pb.co.nz/GIR97146



Tom Lane

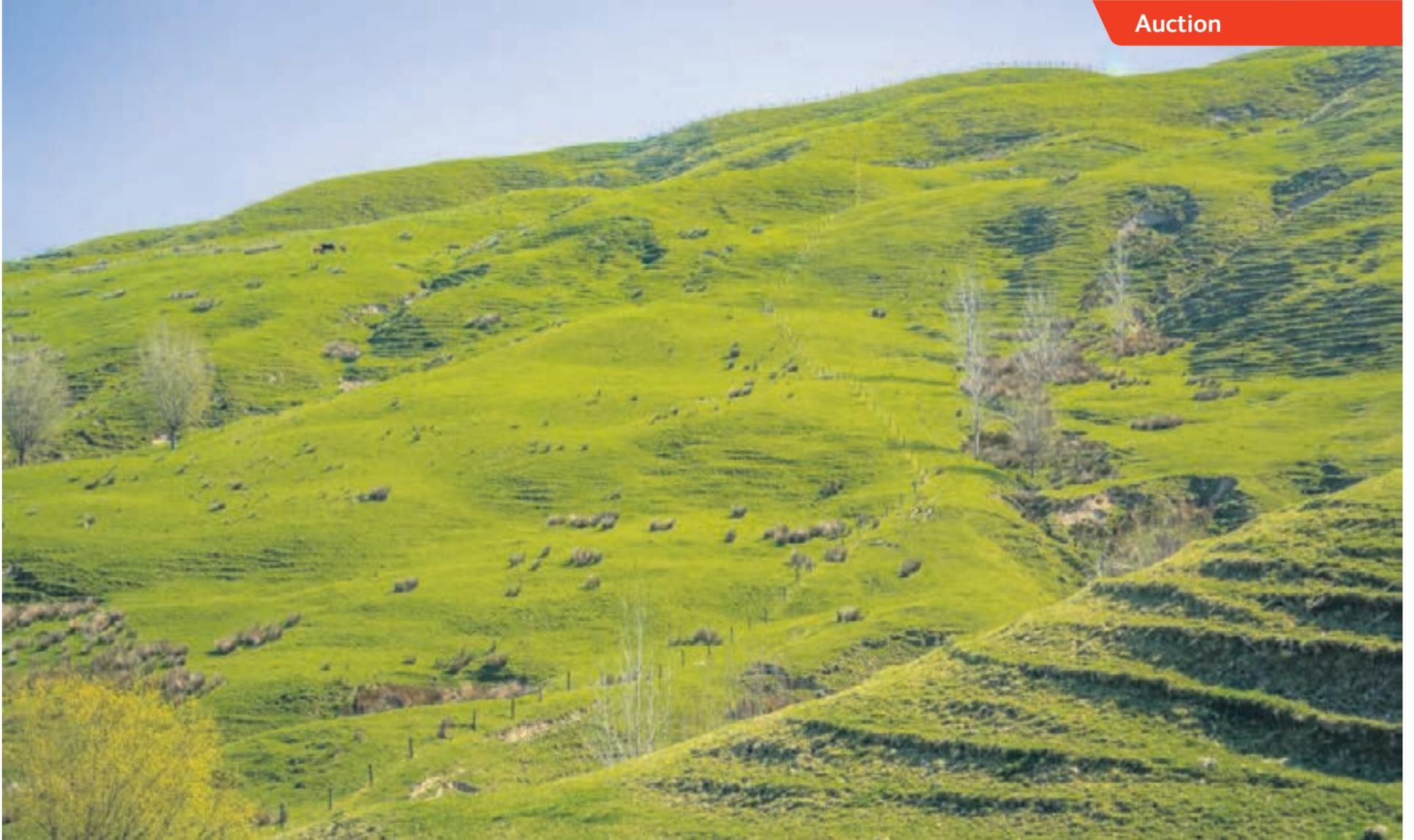
M 021 058 7018 **P** 06 869 0091

E toml@pb.co.nz

Property Brokers

Tolaga Bay 387 Kiore Road

Auction



Arataha - first farm or more acreage

- 657 acres or 266 hectares
- Strong stock water
- Good farm improvements
- Great balance of contour
- Three bedroom family home
- Two bedroom cottage

Auction 12.00pm, Thu 11th Nov, 2021, 66 Reads Quay, Gisborne

View By appointment

Web pb.co.nz/GIR87306



Tom Lane

M 021 058 7018 **P** 06 869 0091

E toml@pb.co.nz

Property Brokers

Makauri Pilmer Road

Auction



Boundary lines indicative only



Plant it, grow it, build it

- 37 acres of prime land close to the city boundary
- Opportunity to be able to build on this property
- Develop into permanent horticulture
- Seasonal cropping
- Livestock finishing
- Or all of the above

Auction 12.00pm, Thu 11th Nov, 2021, (unless sold prior), 66 Reads Quay, Gisborne

View By appointment

Web pb.co.nz/GIR93111



Tom Lane

M 021 058 7018 **P** 06 869 0091

E toml@pb.co.nz

Property Brokers ^B

Gisborne 415 Gladstone Road

New Listing



Long term investment

This property comprising a 2891sq metre building on a spacious 3595 square metre section in a high profile location makes a great investment for the future.

Fully leased with new 5 + 5 year term to Fenn's Furniture and Appliances. Modern building with excellent sealed carparking.

Main road location with with access from Gladstone Road and Leith Street. Annual retail income \$280,000 plus GST net. plus \$32,000 plus GST gross

Tender closes 4.00pm, Tue 16th Nov, 2021 (unless sold prior), 66 Reads Quay, Gisborne

View By appointment

Web pb.co.nz/GIC98140



Philip Searle

M 021 338 487

E philip.searle@pb.co.nz

Property Brokers

Whataupoko 45 Ballance Street



Thriving lunchbar / bakery for sale

This well-established business is ready for a new owner.

Recognised throughout the district as producers of high quality products and bakers of exceptional speciality bread products, the business has shown steady growth over the last few years.

Located in the busy and fast growing Ballance Street Village with just the right amount of plant and equipment to make this business operate like a well oiled machine.

Due to a change in personal circumstances the owners are reluctantly offering the business for sale. This business would suit a hardworking couple or family looking to build on the impressive existing operation.



Philip Searle

M 021 338 487

E philip.searle@pb.co.nz



To get the best price for your property, you need the best marketing!*

Talk to us today about our fantastic marketing deals that will ensure you have the most money in your back pocket at the end of the sale.

Call us first **0800 367 5263** or visit pb.co.nz/bestdeals

*Terms and Conditions apply | Licensed REAA 2008

BAYLEYS

NEW LISTING



Mangapapa 49 Ayton Street

Lifestyle in the city

On the market for just the second time in over 40 years, you'll appreciate why as soon as you arrive at this fabulous family home. Situated in an elevated and established position in popular Mangapapa, the panoramic city and sea views are the icing on the cake to all that is on offer. Well built in the 1960's this three bedroom, two office home boasts a fabulous new kitchen that is the hub of the dining and living areas. Flowing out to decks at the front and rear, you can entertain year-round meanwhile the kids will be in heaven playing in the pool, complete with changing sheds and their own water slide! But not only is this situated on a hectare of land providing ample room for the pets, the kids or maybe even sheep or a pony, the boat or caravan are also catered for by the enviable triple bay garage.

bayleys.co.nz/2752342

3 1 2 3

Auction (unless sold prior) 1pm, Fri 19 Nov 2021

10 Reads Quay, Gisborne

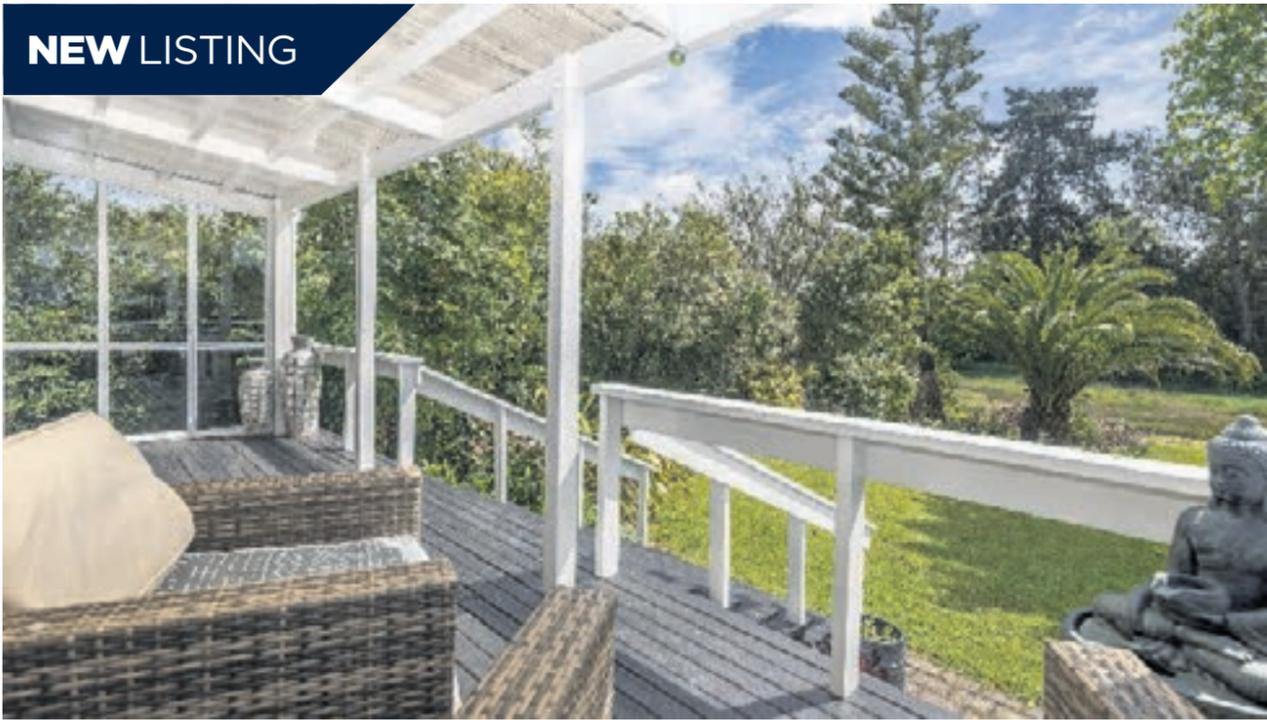
View Mon 3-3.30pm

Jenny Murray 027 556 6046

jenny.murray@bayleys.co.nz

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

NEW LISTING



Te Hapara 63 Fergusson Drive

Your riverbank retreat

Nestled near the end of a cul-de-sac in sunny Te Hapara, you will enjoy coming home to your cosy retreat on the banks of the Taruheru River. Well built 60's construction abounds and you may choose to simply move in and enjoy although the home handyman could certainly add his own touches and update the decor to taste. The layout is well thought out with three double bedrooms at one end and the open plan living at the other - flowing out beautifully to the covered deck. Perfect for entertaining, you can enjoy a barbecue year-round or just relax with a coffee in the morning sun.

Located only a couple of blocks from shops, schools and Ayton Park, you can decide whether to spend your spare time either strolling to the amenities or sitting on the deck watching the ever changing waterscape.

bayleys.co.nz/2752336

3 1 1 1

Auction (unless sold prior) 1pm, Fri 19 Nov 2021

10 Reads Quay, Gisborne

View Mon 2-2.30pm

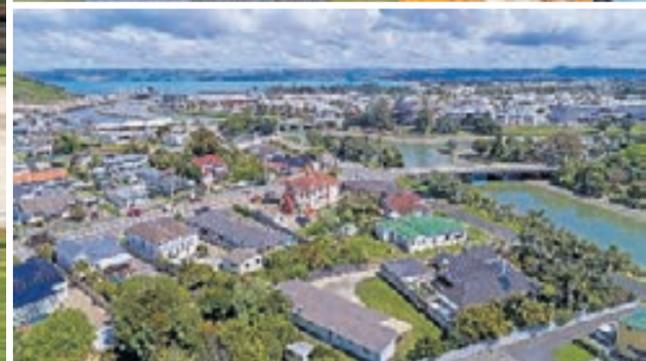
Jenny Murray 027 556 6046

jenny.murray@bayleys.co.nz

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



NEW LISTING



Inner Kaiti 163 Esplanade

Retro revival

With position and potential, this is the perfect property for those that have an appreciation of mid-century design. Built in the 1960's, this home retains the flavour of the era with raked ceilings, an abundance of built-in furniture and look-thru cupboards.

Set on a generous and sunny back section and with the Waimata River at the end of your driveway, walking distance to town, the Farmers Market and the Inner Harbour, allowing you to embrace all the region has to offer. Or throw open the French doors and enjoy a drink in the sun, and watch summer fireworks from your own patio. First time ever on the market, so don't miss out!

bayleys.co.nz/2752185

3 1 1 1

Auction (unless sold prior) 1pm, Fri 19 Nov 2021

10 Reads Quay, Gisborne

View Mon 12.45-1.15pm

Dianne Holland 027 442 2588

dianne.holland@bayleys.co.nz

Aiden Holland 021 211 2988

aiden.holland@bayleys.co.nz

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



Whataupoko 60 Stout Street

Pull out the water toys!

Elevated on the banks of the Taruheru River is this grand 1920's three bedroom home. The spacious open plan kitchen and dining makes it a great place to entertain family and friends. The separate lounge flows to the deck and overlooks the river, a great spot to supervise the kids fishing, kayaking and swimming. Positioned on a sunny 784sm blank canvas section there is potential here to landscape to your desire. Take advantage of this desirable location, walk to Ballance Street Village for all your amenities, enjoy pizzas in the summer sun at Neighbourhood Pizzeria, Saturday mornings spent at the farmers market and a short stroll for the kids to Central School. Be in before Christmas and enjoy the long summer days ahead!

bayleys.co.nz/2752332

3 1 1 1

Auction (unless sold prior) 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View Sun 10.30-11am & Wed 12.15-12.45pm

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



BAYLEYS



Mangapapa 4 Jellicoe Street

Tranquil retreat

When you want serenity, and room for all the family, this is the perfect combination. Tranquil location in a quiet cul-de-sac, surrounded by trees and birdsong, and with a stream at the bottom of the garden, there are multi-level decks to make the most of the idyllic outdoors. Inside, there is plenty of room for all the family with five bedrooms for the larger family, or four bedrooms and two living areas for the extended family or those that want to spread out. Great sized kitchen with huge pantry and a second informal dining area, this is a home with plenty of storage and space for everyone. Gas fire, heatpumps and insulation for comfort, walking distance to Mangapapa School, this home is looking for a new family to enjoy all it has to offer. Going to auction 5 November, call us today for more information or to make a time to view!

bayleys.co.nz/2752311

5 1 2

Auction (unless sold prior) 1pm, Fri 5 Nov 2021
 10 Reads Quay, Gisborne
View Mon 12-12.30pm
Dianne Holland 027 442 2588
 dianne.holland@bayleys.co.nz
Aiden Holland 021 211 2988
 aiden.holland@bayleys.co.nz
BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008



Mangapapa 42 Oswald Street

Home sweet home!

Built in the 1920's this bungalow was an original for this area. With a beautiful presence from the outside, her original character features entice you into this warm and charming home. This sweet property has stunning timber doors and ceiling trim throughout, gorgeous leadlight windows, 2 large bedrooms, and a newly installed heat pump for year-round comfort. The house was designed for maximum sun in all the right places at all the right times. The living area is a generous size, and you will love the conservatory and separate sunroom to sit back with a cuppa and read the morning paper. Here's a great opportunity to renovate this original family property and increase value for your future. Set in a generous corner section, there are options for additional access from the side street as well as room for other section upgrades. Take a stroll to Mangapapa School or the local dairy.

bayleys.co.nz/2752303

2 1 1 1

Auction (unless sold prior) 1pm, Fri 5 Nov 2021
 10 Reads Quay, Gisborne
View Sun 11-11.30am
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



Inner Kaiti 219 Harris Street

Come home to Harris

Sitting on approximately 900sqm of land dotted with fruit trees, this fantastic home offers all the right ingredients for idyllic family living. With longevity and future-proofing in mind, the property boasts a new roof, new water connections, exterior painting and fencing with gated entries. The four bedrooms (including a sizable master) are conveniently spread across the house, and the fully renovated open-plan kitchen and dining area is immaculate, with plenty of storage and space to move. You're all set for cozy winters with two heat pumps, a woodburner and a heat transfer system, and those balmy summer days could be spent relaxing out back with family and friends. If you're looking for the ultimate location for your growing family, then you just found it.

bayleys.co.nz/2752317

4  1  1  1 

Auction (unless sold prior) 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View Sun 12-12.30pm

Sophie Baragwanath 022 034 9155

sophie.baragwanath@bayleys.co.nz

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



Mangapapa 4 Mary Street

Classic 60's style

Mangapapa, a desirable location to wake up in, oozing potential this light and airy home boasts three bedrooms, a spacious 120sqm floor plan offering open plan kitchen with plenty of bench space - the chef will be happy, and the dining area within close reach. The winter months will be spent in the separate living area, with the woodburner cranking, while the HRV system warms up the rest of the house. The kiwiana quarter acre backyard will have you entertaining, pottering in the raised vege gardens and collecting eggs from the chicken coop for breaky! A great location, amenities and schools in easy reach - a real crowd pleaser!!

bayleys.co.nz/2752329

3  1  1  1 

Auction (unless sold prior) 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View Sun 11.30am-12pm

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



Gisborne Central 115/2 Reads Quay

Make life easy

Located in the Heritage Portside Hotel with views of Kaiti Hill and the Oneroa boardwalk, this one bedroom fully furnished apartment provides the ultimate opportunity for those wanting a no maintenance investment. Being leased back to the hotel until 2023 means that there is no need to clean, change sheets or take care of odd jobs yet you reap the benefit of a share of the income from the hotel pool and a Bodycorp to oversee the upkeep.

You will also enjoy being able to utilise it for 21days/year for your own use and are sure to appreciate that the ground floor positioning makes for easy access to the pool, gym and carpark. Meanwhile you can take your time to decide whether to re-let it in 2023 or possibly then use it for your own fantastic home, rental or lock up and leave destination.

bayleys.co.nz/2752323



Auction (unless sold prior) 1pm, Fri 5 Nov 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



Te Hapara 10 Kowhai Street

Bring your flair

On offer here is a blank canvas for you to roll up your sleeves and create your own masterpiece.

Original kitchen, that flows through to the living area, two good size bedrooms and exposed wooden floors throughout - an easy polish up and TLC will have this property looking good!

Established fruit trees in the backyard, single garaging and located in a handy location. Schools within close walking distance and not far from the city centre. A great place to start out, a fantastic project or investor looking to establish their portfolio.

bayleys.co.nz/2752343



Auction (unless sold prior) 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View Sun 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

BAYLEYS**NEW LISTING****Elgin 686 Childers Road**3  1  1  2 **Tender (unless sold prior)** Closing 4pm, Thu 18 Nov 2021

10 Reads Quay, Gisborne

View Sat 1-2pm**Peter McIntyre (AREINZ)** 027 443 6244 peter.mcintyre@bayleys.co.nzBOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008**Nest or invest**

The perfect entry level property into the real estate market for the astute investor or the discerning initial home buyer with a limited budget. This sun drenched home is conveniently located to shops and primary schools, a remodeled bathroom to cater for the wet area shower and a generous sized garage that is sure to impress.

Long time owner is moving on and requires the property sold, act now not later!

bayleys.co.nz/2752335

Elgin 82 Chalmers Road2  1  1  1  2 **Auction (unless sold prior)** 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View Sat 12-12.30pm**Sophie Baragwanath** 022 034 9155 sophie.baragwanath@bayleys.co.nz**Rachel Daly** 021 0236 3948 rachel.daly@bayleys.co.nzBOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008**A very charming package!**

This gorgeous 1950's weatherboard home sits in an increasingly popular pocket of town, and gives you that feel good factor the minute you arrive. It also benefits from a number of valuable upgrades - including a new roof, new concrete driveway, new freestanding oven and updates to the interior furnishings and flooring. Staying warm and cozy won't be a problem when you've got a woodburner and an HRV system, and the property is also ideally positioned to enjoy all day sun. Outside you'll find super tidy front and back yards with plenty of space to host barbeques on those long, hot summer days ahead, plus a garden shed and single garage with power. Whether you're a first home buyer, investor or looking to simplify your life, this is your opportunity - grab it!

bayleys.co.nz/2752331

**Elgin 50 Scott Street**2  1  1 **Auction (unless sold prior)** 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View Sat/Mon 12-12.30pm**Scott Hannah** 027 860 8915 scott.hannah@bayleys.co.nz**Ollie Suttor** 022 048 0066 ollie.suttor@bayleys.co.nzBOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008**Do up or develop, the choice is yours**

This tidy two bedroom house may well be the perfect property for first home buyers or an investment opportunity for a buyer looking to subdivide and develop. Outside, the 1,022sqm parcel of land provides all the room you could ever wish for or ample space for property development. The large two bay shed is perfect for the home handyman or those wanting abundant storage space. The generous covered deck is perfect for entertaining all year around. The proximity to the Airport, Schools, shops, not to mention various parks and reserves, makes this the perfect spot for those wanting convenient living. Call Scott or Ollie today to view!

bayleys.co.nz/2752287



Boundary lines are indicative only



BAYLEYS



Boundary lines are indicative only



Tokomaru Bay 3879 Waiapu Road

4 1 1

Auction (unless sold prior) 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View Sun 12-12.45pm

Greg Robertson 027 246 7356 greg.robertson@bayleys.co.nz

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

Home and away

Just an hour from Gisborne, in the lee of Marotiri and just over 3km from Tokomaru Beach is your weekend getaway or everyday lifestyle block.

On a beautiful riverbank site with over one and a half acres of options sits this four bedroom home. Simple but stylish, beautifully presented and fed by spring water. The home is warm, comfortable, airy and light and the deck overlooking the river is just magic.

Plant your orchard, run your sheep or train your chickens while the mowing and tractor work are taken care of by your well maintained, (for sale by negotiation) toys which are safely tucked away in their own on-site container.

View this property and I bet you will love it.

bayleys.co.nz/**2752319**

Tokomaru Bay 241 Beach Road

Auction (unless sold prior) 1pm, Fri 5 Nov 2021

10 Reads Quay, Gisborne

View by appointment

Greg Robertson 027 246 7356 greg.robertson@bayleys.co.nz

Dianne Holland 027 442 2588 dianne.holland@bayleys.co.nz

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

Campsite, homesite, wake to this sight!

You might have to walk across the road to catch a snapper but it's as close as that!

This 984 square metre section delivers these stunning views while you consider some of the new coastal build options for holiday living or a permanent home.

The buildings currently in place will be removed prior to settlement and the November 5 auction date gives serious parties time to seek professional advice and get the boxes ticked prior to bidding.

Very few beachfront opportunities available, now is the time to secure this Freehold Title before it is gone forever.

bayleys.co.nz/**2752324**



Photo taken from across the road.



Gisborne 335 Childers Road

14 1 6

Tender (unless sold prior) Closing 4pm, Thu 4 Nov 2021

10 Reads Quay, Gisborne

View by appointment

Peter McIntyre (AREINZ) 027 443 6244 peter.mcintyre@bayleys.co.nz

Colin McNab 021 808 438 colin.mcnab@bayleys.co.nz

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

Cash flow investment

With the current high demand for rental accommodation and increasing rent levels, this property offers high gross income potential from letting 14 rooms, of \$2,800/week, for the astute investor's portfolio.

With a prime Central City location, easy convenience to supermarkets and amenities and excellent occupation level this is an opportunity not to be missed.

Look ahead and secure your future income.

bayleys.co.nz/**2752310**



NEW LISTING



Ohuka 699 Ohuka Road (Inverness Farm)

Warm and sheltered, with summer rainfall

The locals will tell you that Inverness Farm is the warmest winter farm in the renowned Ohuka Valley. Sheltered from the south by the uplifting range, with parts of the 383ha farm tucked away protecting lambing ewes from the depths of winter. Located a mere 40km from Wairoa on a tarseal road, Ohuka Valley/Inverness Farm has a historic rainfall of over 1,600mm per year, granting the reputation of the area being summer safe. Sustainability of soil and pasture species has seen investment in lime and focus on correcting pH levels over recent years. The property has excellent infrastructure including two sets of satellite sheep yards, cattle yards, and a 4-stand woolshed with NP of 400 ewes. Accompanying the property is a well-appointed 4-bedroom Lockwood home, surrounded by immaculate gardens with spectacular views overlooking the Ohuka Valley.

bayleys.co.nz/2752337

4 2 2 1

Tender (unless sold prior)

Closing 12pm, Mon 15 Nov 2021
10 Reads Quay, Gisborne

Stephen Thomson 027 450 6531
stephen.thomson@bayleys.co.nz

Simon Bousfield 027 665 8778
simon.bousfield@bayleys.co.nz

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



Waerengaahika 63 Brown Road

Profitable executive lifestyle

Be wowed by the sheer beauty of this executive home! Set back from the road on a profitable 4.62 hectare orchard is this large, immaculately presented, 4 bedroom, 2 bathroom home with designer kitchen, multiple large living spaces and fantastic indoor-outdoor flow. Expansive decking mixes poolside entertaining with the ability to spend leisurely hours savouring the quiet serenity of the setting and taking in the rural views from your own private oasis. Two separate implement sheds, one of which has an attached workshop provides plenty of storage and space to work, while a horse stable complements the open spaces currently used for grazing a few animals. Enjoy free range eggs, a fresh glass of orange juice and a plentiful selection of fruit all from your own little piece of paradise. The grounds are pristine, the home immaculate and the lifestyle thoroughly compelling.

bayleys.co.nz/2752277

4 2 2 2

Tender (unless sold prior)

Closing 4pm, Wed 3 Nov 2021
10 Reads Quay, Gisborne

Jacob Geuze 027 747 3014
jacob.geuze@bayleys.co.nz

Rachel Daly 021 0236 3948
rachel.daly@bayleys.co.nz

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



BAYLEYS

NEW LISTING



Boundary lines are indicative only



Māhia 35 Waikokopu Road

Waterfront paradise in Waikokopu

An immaculately presented, tastefully decorated, near-new home or holiday home in a peaceful, private, sunny location overlooking the Waikokopu inlet with superb views across the bay to Māhia Beach township. Built in 2019, the property still looks and feels brand new. The generous open plan living/dining area adjoins the well-appointed kitchen and opens to sun-drenched decks. The master bedroom also enjoys stunning views. The additional buildings are not consented by WDC and provide great storage space. With just the Queen's Chain between the property and the water, there's fun to be had at high and low tides on your 'borrowed' backyard! This fabulous property is being sold complete with quality chattels and furniture so just pack your bags, grab some supplies and move on in... a perfect place to escape to!

bayleys.co.nz/2752326

3 1 2 2

Auction (unless sold prior) 1pm, Fri 19 Nov 2021

10 Reads Quay, Gisborne

View Sun 1-1.30pm

Katie Bowen 027 448 7115

katie.bowen@bayleys.co.nz

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



Lake Rotoiti 130b Te Akau Road

Quintessential Lake living in a coveted location

The striking architectural home, private and peaceful setting, boatshed and shared boat ramp are the perfect fusion of Kiwi waterfront living. This exquisite 2189sqm (more or less) freehold sanctuary is full of relaxed yet refined living spaces that gaze out to views of Lake Rotoiti in all its beauty and splendour. Spread over an impressive 364sqm (more or less) footprint, this showstopper serves up exceptional functionality for family living and stylish entertaining. The home's aesthetic is clean and contemporary, the feature stone construction harmonizes with the landscape. Swathes of glazing ensure light, sun, gardens and lake are ever present. The sprawling, tranquil grounds stretch down to the shoreline and a 63sqm boat shed with fish filleting station. Rare to find, the property is being sold as a complete package, furnishings and all.

bayleys.co.nz/2450777

4 1 3

Price by Negotiation

View by appointment

Jenny Donne 027 385 0566

jenny.donne@bayleys.co.nz

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

NEW LISTING

Boundary lines are indicative only

**Lake Rotoiti** 34 Okawa Bay Road**Dawn to Dusk - Scenic Freehold Okawa Bay section**

From daybreak to stunning sunset, owners of this lake-front sanctuary are treated to jaw-dropping scenic splendour. The large and highly prized 1,502sqm (mol) freehold section basks in northern sun, is wonderfully sheltered and immersed in privacy. It gazes across picturesque Okawa Bay and its proximity to Okawa Bay Yacht Club will resonate with yachties. Seldom does prime real estate like this become available. The magnificent outlook and surroundings are an inspirational spot to create a long-lasting legacy. A tempting canvas for any architect, the section's sunny sheltered aspect, views and sloping contour down to the water's edge are a wide-open invitation for a bespoke home. Lake Rotoiti is a priceless playground for boaties, anglers, waterskiers and nature lovers. It is famed for its trout fishing, hot pools and idyllic lifestyle. There is much to do on and off the water and an overwhelming sense of escape.

bayleys.co.nz/2450781

Auction (unless sold prior) 2pm, Tue 9 Nov 2021
Prince's Gate Hotel, 1057 Arawa Street, Rotorua.

Phone for viewing times

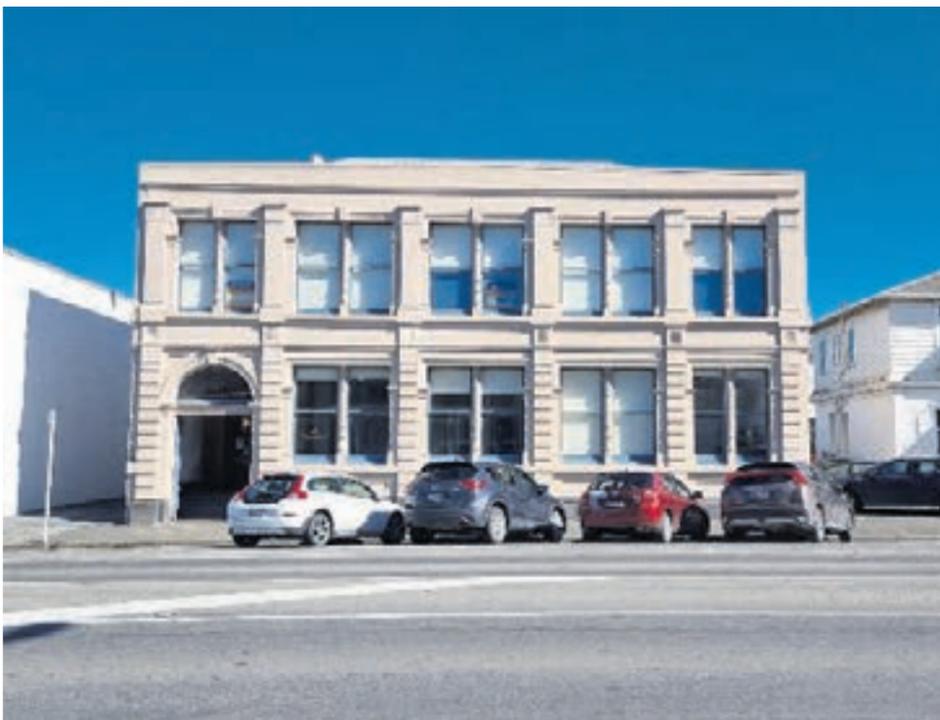
Beth Millard 027 255 5587

beth.millard@bayleysrotorua.co.nz

Jacquie Bishop 027 220 4777

Rebecca McMaster 027 326 2887

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

**Gisborne** Floor 1, 57 Customhouse Street**Superb offices to lease**

This high quality first floor office tenancy of 176sqm plus 99sqm shared amenities has off street parking available and is available immediately! Ideal for professional tenants requiring a step up from average quality office tenancies, these offices will impress!

bayleys.co.nz/2751569

Asking Price \$50,000 + GST (if any)

View by appointment

Colin McNab 021 808 438

colin.mcnab@bayleys.co.nz

BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED REAA 2008

**Gisborne** 69 Peel Street**Tasty opportunity!**

This a unique opportunity to own an iconic Gisborne property already set up as a function centre upstairs, along with a private and more intimate bar, rear dining area with bar and outdoor garden bar, plus a well appointed commercial kitchen. Purchase now and take full advantage of the busy summer period.

bayleys.co.nz/2752322

Asking Price \$880,000 + GST (if any)

View by appointment

Colin McNab 021 808 438

colin.mcnab@bayleys.co.nz

Peter McIntyre (AREINZ) 027 443 6244

peter.mcintyre@bayleys.co.nz

BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED REAA 2008

Cash OR THE **BACH!**

BE IN TO WIN!

To celebrate the launch of our new website simply request a free appraisal at **bayleystgisborne.co.nz** and go in the draw to win your choice of *Cash* or the **BACH!** with 2 chances to win!*

Not only can you win this magnificent summer prize, but also unlock EXCLUSIVE DEALS for you and your property!

*T&C's apply

BAYLEYS

BOUSFIELD MACPHERSON LTD, BAYLEYS, LICENSED UNDER REAA 2008





Auction 1pm, Friday 22 October 2021

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



Outer Kaiti 24 Heatherlea Street
Kerry Low and Izzy Low



Lytton West 4 Claire Place
Jenny Murray



Ruakituri Lot 1, DP 436431 Ruakituri Road
Nikki McHugh



Mangapapa 166 Stout Street
Rachel Daly and Clint Daly



Mangapapa 16 Ash Street
Kerry Low and Richard Pearce



Tolaga Bay 31 Uawa Parade
Kerry Low and Izzy Low



Matokitoki Matokitoki Valley Road
Jacob Geuze and Simon Bousfield



Gisborne 310a Kahutia Street
Kerry Low and Izzy Low



Whataupoko 140 Russell Street
Rachel Daly and Clint Daly

Update: For sale by Tender, closing 4pm, Friday October 22, 2021 at 10 Reads Quay, Gisborne

home renos

Renovating? It pays to have a little think before you begin...

THE devil you know is not always a better option than the devil you don't, especially when it comes to renovating an older home.

Before you decide on a big renovation project, there are a number of points to consider, and every one of them impacts on whether the project is going to be worthwhile, in terms of your lifestyle, your time and your money in the short and the long term.

How much you do to your home is your choice, but the financial viability of your plans is going to be influenced by some factors outside of your control.

The first consideration is whether you'll spend more on the renovation than the land value justifies. It's called over-capitalising - building a high-cost home in a low-cost area. When you sell, you won't get back the money you've invested in the property.

There are also environmental factors. If your neighbourhood is full of small retirement units, would you be wise to build a big house, or are you creating a big executive family home in a neighbourhood where families might not be interested in living?

What you want to achieve might not be the best alternative for the house you've got.

Ideally, for minimal cost, your renovation vision should involve using as much of the existing structure as possible.

The more you move plumbing, electricity and bearer-walls about, the more it will cost. It may be that shopping for a totally different house you can work on is a better option than carrying out major internal surgery on the one you've got.

Which way the house faces to the sun is a big consideration too, and should form the basis of any plans to alter the home.

Many renovations begin because existing design errors are driving the home owner nuts.

But is what you want to do as a complete plan going to eliminate the mistakes, compromise the error, or create new annoyances?

If you're going to go on living in the house while renovations are under way, try to plan the changes as stages of the project. You can live without your bath for a week, and perhaps without your shower as well, if you can wash at someone else's home. But can you get by without kitchen and bathroom at the same time?

The weather is also a consideration. You'll be a lot happier with a tarpaulin covering a hole in the wall during mid summer than you will in mid winter.

You need to establish your priorities, and work out where to start to cause the least disruption to your living.

And think hard about the style of what you're planning and whether its compatible with the current style of the house.

Do you want to keep the current style of the house and match the renovations to it, change the lot to a different style altogether, or keep the old and contrast the new?

A mix of different styles can be very successful. It can also be an absolute disaster.

Once you've taken the basics into account, you'll have a fair idea whether renovation is a possibility.

Then it's smart to draw up a draft plan and muck around with it for a while, before discussing it with an architect or architectural draughtsperson, who should be able to give you a ballpark figure on costs and point out any pitfalls that may lie on your path.



open homes



Thursday, October 21, 2021

Auction	24 Mangapapa Road	Mangapapa stunner	5.00 – 5.30pm	Property Brokers
---------	-------------------	-------------------	---------------	------------------

Friday, October 22, 2021

Tender	213 Russell Street	Plenty to see here	12.00 – 1.00pm	NZR
--------	--------------------	--------------------	----------------	-----

Saturday, October 23, 2021

\$565,000	141A Roebuck Road	Endless Options Here	11.00 – 11.30am	Bronwyn Kay
Auction	32 Paraone Road	Unique – Live, Landbank or Develop	10.30 – 11.00am	First Sight Real Estate
Auction	20 Oswald Street	Location, size and potential	11.00 – 11.30am	Property Brokers
Auction	467A Aberdeen Road	Taruheru queen	12.00 – 1.00pm	Property Brokers
Auction	11A Ward Street	Carefree summer	12.30 – 1.00pm	Property Brokers
Auction	24 Mangapapa Road	Mangapapa stunner	1.00 – 1.30pm	Property Brokers
Auction	4 Heron Place	Ready, set, build	1.15 – 1.45pm	Property Brokers
Auction	264a Whitaker Street	New build in prime location	11.30 – 12.00pm	Ray White
Auction	111 Sheehan Street	Stylish Bungalow in Top Location	12.00 – 12.45pm	Ray White
Auction	15 Oman Street Kaiti	Just move straight in!	12.30 – 1.00pm	Ray White
Auction	82 Chalmers Road	A very charming package!	12.00 – 12.30pm	Bayleys
Auction	50 Scott Street	Do up or develop, the choice is yours	12.00 – 12.30pm	Bayleys
Auction	16a Silverstone Place	Wait no longer	11.00 – 11.30am	Bronwyn Kay
Auction	75a Onepoto Road	Quintessential Kiwi Bach	11.00 – 3.00pm	Bronwyn Kay
Auction	391 Palmerston Road	Looking For An Income?	12.00 – 12.30pm	Bronwyn Kay
Auction	2 Hill Road	Spectacular views & Stunning Sunsets	12.30 – 1.00pm	Bronwyn Kay
Auction	94 Maclaurin Road	Love the Location, Live the Lifestyle	1.00 – 1.30pm	Bronwyn Kay
Auction	37a Massey Road	Feels Like ?	1.30 – 2.00pm	Bronwyn Kay
Negotiation	95 Valley Road Mangapapa	Sell, Sell, Sell!	10.30 – 11.00am	Ray White
Tender	28 Gordon Street	Warm and Welcoming	11.00 – 12.00pm	Harcourts
Tender	Waihinahina Estate Mahia	Lock in your slice of Mahia!	11.00 – 1.00pm	Ray White
Tender	686 Childers Road	Nest or invest	1.00 – 2.00pm	Bayleys

Sunday, October 24, 2021

Auction	54A Abbott Street	The Hard Work Has Been Done	11.00 – 11.30am	First Sight Real Estate
Auction	8 Darwin Road	Hidden treasure	11.00 – 11.30am	Property Brokers
Auction	467A Aberdeen Road	Taruheru queen	12.00 – 1.00pm	Property Brokers
Auction	11A Ward Street	Carefree summer	12.30 – 1.00pm	Property Brokers
Auction	24 Mangapapa Road	Mangapapa stunner	1.00 – 1.30pm	Property Brokers
Auction	20 Oswald Street	Location, size and potential	1.00 – 1.30pm	Property Brokers
Auction	402 Clifford Street	Your house, your castle!	1.00 – 1.30pm	Property Brokers
Auction	34 Roebuck Road	Central character living	1.00 – 1.30pm	Property Brokers

Auction	4 Heron Place	Ready, set, build	1.15 – 1.45pm	Property Brokers
Auction	120 Iranui Road	Beautiful mix of character and charm	2.00 – 2.30pm	Property Brokers
Auction	48 Murphy Road Wainui	Endless Summer on Wainui Beach!	11.30 – 12.00pm	Ray White
Auction	264a Whitaker Street	New build in prime location	11.30 – 12.00pm	Ray White
Auction	326 Whitaker Street	The Entertainer	12.30 – 1.00pm	Ray White
Auction	111 Sheehan Street	Stylish Bungalow in Top Location	12.30 – 1.15pm	Ray White
Auction	512 Aberdeen Road	Home is where the heart is	1.30 – 2.00pm	Ray White
Auction	146A Lytton Road Te Hapara	Happy living everyone!	2.30 – 3.00pm	Ray White
Auction	60 Stout Street	Pull out the water toys!	10.30 – 11.00am	Bayleys
Auction	42 Oswald Street	Home sweet home!	11.00 – 11.30am	Bayleys
Auction	4 Mary Street	Classic 60's style	11.30 – 12.00pm	Bayleys
Auction	9 Bill Nolan Place	Prime position, postcard views, and potential!	12.00 – 12.30pm	Bayleys
Auction	219 Harris Street	Come home to Harris	12.00 – 12.30pm	Bayleys
Auction	3879 Waiapu Road	Home and away	12.00 – 12.45pm	Bayleys
Auction	10 Kowhai Street	Bring your flair	12.30 – 1.00pm	Bayleys
Auction	35 Waikokopu Road	Waterfront paradise in Waikokopu	1.00 – 1.30pm	Bayleys
Auction	177 Roebuck Road	So handy to everything	1.30 – 2.00pm	Bayleys
Auction	75a Onepoto Road	Quintessential Kiwi Bach	11.00 – 3.00pm	Bronwyn Kay
Auction	150 Lytton Road	Sad to Say Goodbye	12.00 – 12.30pm	Bronwyn Kay
By Negotiation	9 Forest Park Lane	Peaceful and Convenient	1.00 – 1.30pm	Bronwyn Kay
Deadline Sale	221 Lytton Road	So Much To Offer	12.30 – 1.00pm	Harcourts
Negotiation	7A / 178 Rutene Road Kaiti	Dunblane might be the perfect option!	11.30 – 12.00pm	Ray White
Tender	28 Gordon Street	Warm and Welcoming	11.00 – 12.00pm	Harcourts
Tender	14 Achilles Street	Delightful character home	2.30 – 3.00pm	Bayleys

Monday, October 25, 2021

Auction	9 Peter Buck Street	Fantastic starter!	1.00 – 1.30pm	Property Brokers
Auction	121 Bell Road Matawhero	Going once...	11.00 – 12.00pm	Ray White
Auction	50 Scott Street	Do up or develop, the choice is yours	12.00 – 12.30pm	Bayleys
Auction	4 Jellicoe Street	Tranquil retreat	12.00 – 12.30pm	Bayleys
Auction	163 Esplanade	Retro revival	12.45 – 1.15pm	Bayleys
Auction	115/2 Reads Quay	Make life easy	1.00 – 1.30pm	Bayleys
Auction	63 Fergusson Drive	Your riverbank retreat	2.00 – 2.30pm	Bayleys
Auction	49 Ayton Street	Lifestyle in the city	3.00 – 3.30pm	Bayleys

Tuesday, October 26, 2021

Tender	213 Russell Street	Plenty to see here	12.00 – 1.00pm	NZR
--------	--------------------	--------------------	----------------	-----

Wednesday, October 27, 2021

Auction	60 Stout Street	Pull out the water toys!	12.15 – 12.45pm	Bayleys
---------	-----------------	--------------------------	-----------------	---------

