

Current as of 31st July 2025

Bluebook



FEATURED PROPERTY

Desirable Large Lot Home in a Prime Location

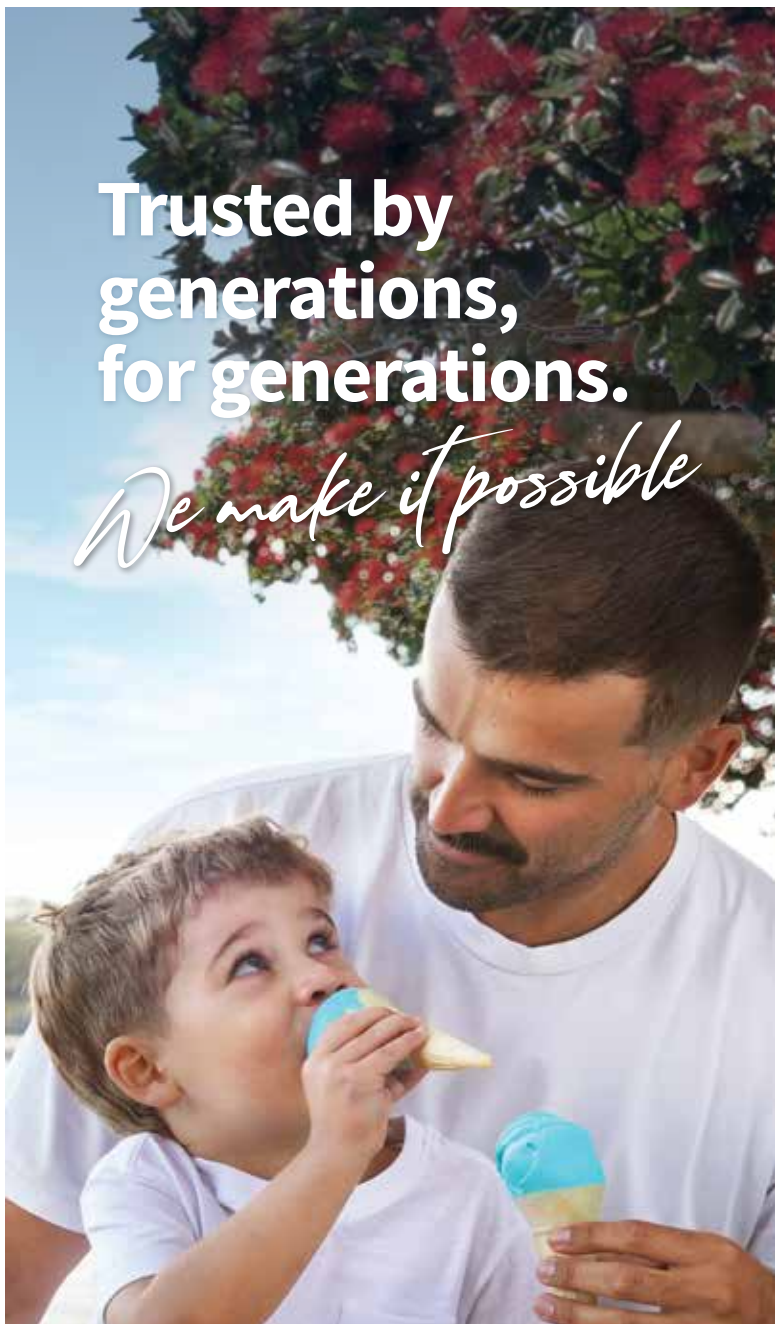
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Harcourts



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generations,
for generations.**

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70 Veda Lane, Te Awamutu Desirable Large Lot Home in a Prime Location

The ideal transitional property to downsize from a farm, lifestyle block or those looking to expand their residential horizons with a large home of 314sqm situated on a section of just over 1700sqm located on the edge of Te Awamutu overlooking the grassy green paddocks of rural farmland. Positioned in a community of large lot sections making this a premier property to reside in one of Te Awamutu's most enviable subdivisions yet so handy to the town amenities. This desirable upmarket home has many attractive features such as high ceiling stud, tiled wet areas, large picture frame windows to take in the expansive outlook, quality furnishings and chattels, 3 bedrooms, office, 3 bathrooms, lovely outdoor patio covered by a portico for all year outdoor living and 3 car garaging with room for storage and workshop. Indulge yourself in the comfort of this beautiful home by viewing with listing agents today!

For Sale Deadline closes
Wed 20 Aug, 1pm
(unless sold prior)

harcourts.co.nz/TA23855



Stuart Parker & Mandy Lata

027 283 5928 027 679 2224

stuart.parker@harcourts.co.nz

mandy.lata@harcourts.co.nz



23 Carey Street, Kihikihi

Quietly Positioned, Quality Brick

This 4 bedroom double garaging brick home has spades of appeal as you drive up to it and enter the front door which greets you to open plan living laid out to catch all day sunshine. There is plenty of parking for vehicles and the section is easy-care, and could be fully fenced with placing a gate across the driveway to keep in pets and children. The home is only 10 years young and is double glazed for winter warmth making this the perfect starter home or for stepping up into your 2nd home. Call listing agents Mandy Lata 0276792224 or Stuart Parker 0272835928 to view.

For Sale \$759,000

harcourts.co.nz/TA23853



Stuart Parker & Mandy Lata

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mandy.lata@harcourts.co.nz



1/65 Ohaupo Road, Te Awamutu Bird Song Galore!

Situated close to town this cosy, back unit is perfect for those looking to downsize or for those looking to buy their first home. Built circa 2000, this property is low maintenance, with a brick exterior and a colour steel roof. There are 2 very spacious bedrooms both with double wardrobes. The open plan kitchen, dining, and lounge area receive all day sun. There is internal access to the garage with automatic opener. The cross-lease section, backs on to the nearby park and river. So sitting on the quiet, private patio and admiring the nearby bush is a must for a coffee on a summer morning or a quiet drink in the evening. Wake up all year round to the bird song just outside your bedroom window. - 2 spacious bedrooms - Low maintenance home circa 2000 - Internal access garage - Private, bush views at the rear - Cross-lease section close to town
Call us to view, Sue Spurdle - 0274 768 445 or Bruce Spurdle - 0274 74 44 30.

For Sale \$685,000

harcourts.co.nz/TA23848



Sue Spurdle & Bruce Spurdle

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sue.spurdle@harcourts.co.nz
bruce.spurdle@harcourts.co.nz



5 Selwyn Crescent, Ohaupo

Scarce as Hen's Teeth!

Looking for an affordable home in Ohaupo, easier said than done when the median house price here is 1.3 Million... This home is worth getting excited about, giving access to the popular Ohaupo School, Year 1-8 which will be great for the kids. Nestled in the heart of Ohaupo, this delightful three-bedroom residence is perfect for families seeking comfort and convenience in a quiet neighbourhood. Clearly the best location in between Hamilton and Te Awamutu. Three spacious bedrooms, ideal for relaxation and privacy. A well-appointed modern bathroom with a separate shower and combined toilet for ease of use. The kitchen is modern and leads to a large deck enjoying plenty of sun, ideal for entertaining or simply unwinding after a long day. A single garage, providing secure parking and additional storage space and 2 garden sheds and a greenhouse on a generous 830 sqm section, fully fenced for your peace of mind and perfect for kids and pets to play. The space is bright and inviting, enhanced by the warmth of a heat pump and insulation top and bottom and an HRV, perfect for those chilly evenings. This property also has a Healthy Homes Certificate. Don't miss your chance to own this charming home in Ohaupo! Contact Viv today on 021 911295 to arrange a viewing and make this property your own. **Act fast - this gem won't last long!**

For Sale Deadline Wed 6 August, 1pm (unless sold prior)

harcourts.co.nz/TA23859



Viv Veale

021 911 295

viv.veale@harcourts.co.nz



387 Christie Avenue, Te Awamutu

Charming Family Home in Te Awamutu

Situated at the end of no through traffic, tree lined, sought after street is your perfect starter or 2nd home which comprises of 3 bedrooms and an office or sunroom plus a spacious lounge and a reasonably modern kitchen dining area. Built of solid brick and complimented by an equally sturdy tile roof giving you a low maintenance home with a easy care north facing front yard. Located so handy to the local town centre plus easy access to the Hamilton main road for those commuters to the main city centre. Garaging and a carport makes this home the total package answering your real estate wish list. Look no further and call listing agents Mandy Lata 0276792224 or Stuart Parker 0272835928 to view.

For Sale \$735,000

harcourts.co.nz/TA23854



Stuart Parker & Mandy Lata

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mandy.lata@harcourts.co.nz



81 Northleigh Place, Te Awamutu Quality, Comfort & A Touch Of Quiet

Set in a quiet cul-de-sac on a quality street, this 210sqm brick home offers generous proportions, peaceful surroundings, and a lovely outlook over the Domain. Inside, you'll find three bedrooms plus an office, two bathrooms (including an ensuite), a separate toilet, and a large laundry. The layout is ideal for family living, with a big kitchen, spacious dining, and a large lounge that opens to a sunny deck and peaceful garden. Comfort is taken care of with two heat pumps and a ventilation system. A large double internal garage provides plenty of storage, while the bath, brick cladding, and brick-paved street all add to the appeal. Well built, well located, and well worth your time - this is a smart move in a sought-after spot. Features: Desirable quiet cul-de-sac location - Solid 210sqm brick home - Three bedrooms - Office - Spacious living - Two bathrooms - Separate toilet - Bath - Two heat pumps - Ventilation system - Lots of storage - Separate laundry - Large double internal garage - Deck with views over the Domain - Peaceful garden
Call Troy Richardson to view 0277 100 102

For Sale By Negotiation

harcourts.co.nz/TA23856



Troy Richardson

0277 100 102

troy.richardson@harcourts.co.nz



308 Greenhill Drive, Te Awamutu Solid, Spacious & So Well Located

Set on a flat, fully fenced section in a highly regarded street, this spacious brick home offers effortless living just 20 minutes from Hamilton. Step through the large entrance into a flowing open-plan layout with a generous kitchen at the heart. Four bedrooms provide space for family or guests, including a master suite with walk-in wardrobe and ensuite. The main bathroom, separate toilet, and great storage complete the practical floorplan. Enjoy outdoor living with a sunny deck, easy off-street parking, and a double internal garage. Comfort is covered year-round with a heat pump. A smart, spacious choice in a great location - get in touch to view.

Features: Sought-after street, only 20 minutes to Hamilton - Open plan living with large kitchen - Spacious 4-bedroom layout - Large master bedroom with walk-in wardrobe and ensuite - Two bathrooms plus separate toilet - Heat pump - Large welcoming entrance - Double internal garage - Sunny deck - 1997 Build - 191sqm home - Fully fenced for privacy and security - Brick construction on a flat section - Off-street parking - Rental appraisal \$600-\$610 per week. Contact Troy Richardson to view 0277 100 102.

For Sale By Negotiation

harcourts.co.nz/TA23852



Troy Richardson

0277 100 102

troy.richardson@harcourts.co.nz



211B North Street, Te Awamutu Near New... Easily Maintained

For Sale \$759,000

harcourts.co.nz/TA23846

A perfectly modern 3 bedroom brick home built in 2018, in a quiet location near town and the college with great neighbors on a private easycare 500m² section. Perfect to downsize into with less maintenance, a great opportunity to lock and leave if you would rather not spend your time doing gardens and lawns. This would also be an easycare rental opportunity for those looking to invest in a modern home close to town. The bedrooms are all good size, the master has a large walk in wardrobe and ensuite, a north facing sunny home with double glazing, the second and third bedroom both have double wardrobes and there is good storage in hallway cupboards as well. There is a double internal access garage, tidy gardens, great fencing for your security and extra parking. Such an easy home to live in, you can't go wrong. Call Viv today!
Rent Appraisal \$630-\$650 per week.



Viv Veale

021 911 295

viv.veale@harcourts.co.nz



896 Alexandra Street, Te Awamutu

Private Sunny Setting

Very handy to town centre and positioned for all day sunshine is the perfect low maintenance brick modern home with double internal access garaging, two toilets and a semi ensuite bathroom.

The property is suited to first and second home buyers or retirees with its large open plan design and easy care section.

This is an excellent opportunity for you to purchase so to view call listing agents Mandy Lata 0276792224 or Stuart Parker 0272835928 today.

For Sale \$740,000

harcourts.co.nz/TA23843



Stuart Parker & Mandy Lata

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mandy.lata@harcourts.co.nz



39 Hall Street, Kihikihi

Large Section With Room To Play

Welcome to Hall Street, Kihikihi! This delightful 3-bedroom home with views and a spacious lounge that catches the sun, offers many different options; whether you are looking for opportunity on this potentially subdividable 1050sqm section; or perhaps you want room for the family; or maybe you want to consider adding a second small dwelling. The options are endless...Come see for yourself, we welcome all viewers. Key Features Include: Open plan dining and kitchen - 3 bedrooms - Separate laundry - Separate WC - Dishwasher - 2 heat pumps - Separate double garage with one automatic door - Fully fenced section - Off street parking. Call me today on 021 883 753. See you at the open home.

For Sale \$679,999

harcourts.co.nz/TA23837



Janeane Wright

021 883 753

janeane.wright@harcourts.co.nz



1/264 Korimako Drive, Te Awamutu

Quality Brand New Home For You

This 4 bedroom home oozes quality from the kerb appeal of twin gables and outstanding exterior materials plus the exposed aggregate leading up to the front entrance drawing you inside to experience the feeling of luxury with its bright and light finishes plus partial raked ceilings, stone kitchen bench top and walk in kitchen pantry. Leading through to the separate lounge is a wonderful rural outlook plus spacious back yard for gardening or for your kids/grandkids plus pets to play to their hearts content. The ceiling stud is extra generous in height adding to that spacious feeling and the bathroom plus ensuite have tiled finishes throughout including the showers adding to that indulgent ambience. All day sunlight floods through the home giving you that winter warmth. This could definitely be your next home so come and view it with listing agents Mandy and Stuart.

For Sale \$1,039,000

harcourts.co.nz/TA23836



Stuart Parker & Mandy Lata

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mandy.lata@harcourts.co.nz



916 Bond Road, Te Awamutu

Stunning Family Home on Expansive Grounds

For Sale By Negotiation

harcourts.co.nz/TA23834

Nestled on a generous 5902sqm section, this remarkable 5-bedroom, 2-bathroom residence offers the perfect blend of space, comfort, and modern living. Constructed in 2002, this 390sqm home is designed for families who value quality and style. With five double bedrooms, the master including a luxurious ensuite, walk in wardrobe and access to the deck, this home provides ample space for the entire family. The separate lounge offers a cozy retreat, while the open-plan kitchen, dining and living area create a warm and inviting atmosphere. The home is heated with a cosy fireplace, heat pump and ceiling fans for those warmer days. Step outside to discover a private deck and large patio area, perfect for entertaining or simply enjoying the serene surroundings. There is ample parking with a triple garage and a carport with 3 phase power. This home is equipped with mostly double glazed windows, solar panels and a battery system, ensuring energy efficiency and sustainability. Additional features include a UV water filter system and a bio-cycle sewage system, making this property both environmentally friendly and cost-effective. Additional highlights include excellent interior and exterior condition with separate laundry, modern bathrooms, wooden feature ceilings, beautifully landscaped private grounds and no covenants. Your dream home awaits!



Vivie Veale

021 911 295

viv.veale@harcourts.co.nz



1/323 Taylor Avenue, Te Awamutu Restore To Add Value - URGENT SALE

Welcome to 1/323 Taylor Avenue, an attractive stone home set on the lovely hillside with views and a very convenient location. Boasting 3 bedrooms, 2 bathrooms (main bedroom with ensuite), a separate living room and separate dining/kitchen, this nicely flowing home has a hearty and warm feeling to it. With loads of work done to keep it in great condition, including: a fresh ceiling repaint in most of the house, a fresh repaint to some walls (walls in living room in progress), an updated kitchen, renovated bathrooms etc - there is still room to add your own touch! The spacious double garage down below accommodates those with more than one car and with more parking (in view) on the street, you still have room to invite the family and friends. Those who commute to Hamilton will find this location is perfect.

For Sale \$739,000

harcourts.co.nz/TA23826



Kai Pearson

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Lifestyle/ Rural



2/2127 Arapuni Rd, Pukeatua, Te Awamutu Multi-Generational Lifestyle Sanctuary

For Sale By Negotiation

harcourts.co.nz/OH22378

The advantages to multi-generational living are huge and if you have that special bond with your adult children, or elderly parents this property provides an opportunity to pool resources and gain financial stability while supporting older or younger generations. Alternatively, if home hosting appeals, there are various rental or BnB type options available to suit everyone's budget, such as the smart and modern 2 bedroom minor dwelling, a studio sleepout with ensuite at the rear of the separate garage as well as a fully self-contained 1 bedroom cabin. The attractive main home is very family orientated with large living spaces sharing the generous covered deck with the stunning Maungatautari Mountain and neighbouring dairy farm as a backdrop. Five double bedrooms, plus an office and his & hers wardrobes both accessing the ensuite. A large shed of 160sqm is hugely appealing with plenty of concrete for additional parking and the kids to safely ride their bikes. Private, and secure this property is safely accessed through 2 security gates amidst a private woodland area with night time sensor lighting. Other improvements include a lifestyle shed with attached container, 3 rainwater tanks and a generator as a backup power supply. A property like no other with the opportunity to be self-sufficient and so many options to live the lifestyle you've always dreamed of.



Karen Lennox & Kerry Harty

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52A Tawhiao Street, Te Awamutu Vendors Are Keen To Sell

Will now consider offers over \$750,000. Built in 2012, of brick, with a tile roof, on an easy-care 455sqm freehold section, this spacious (155sqm), home contains 3 double bedrooms, (master with en-suite), a second guest bathroom, and WC. The large, open kitchen, has a ceramic cook-top, with built-in oven below, and range-hood above. The open plan dining and lounge, are not too large when you are home alone, but there will be ample space, when the family arrives. For winter warmth, and a welcoming environment in summer, there is an air-conditioning unit in the living area, and all exterior walls, and the ceiling is insulated. To the front of the house, is access to the attached double garage with auto door-opener. The driveway, extends from the street, to the concrete forecourt, with ample access for visitors to park close to the front door. This easy-care property, is completely fenced, and a gate to the front can be locked, when you are away.

For Sale Offers over
\$750,000

harcourts.co.nz/TA23825



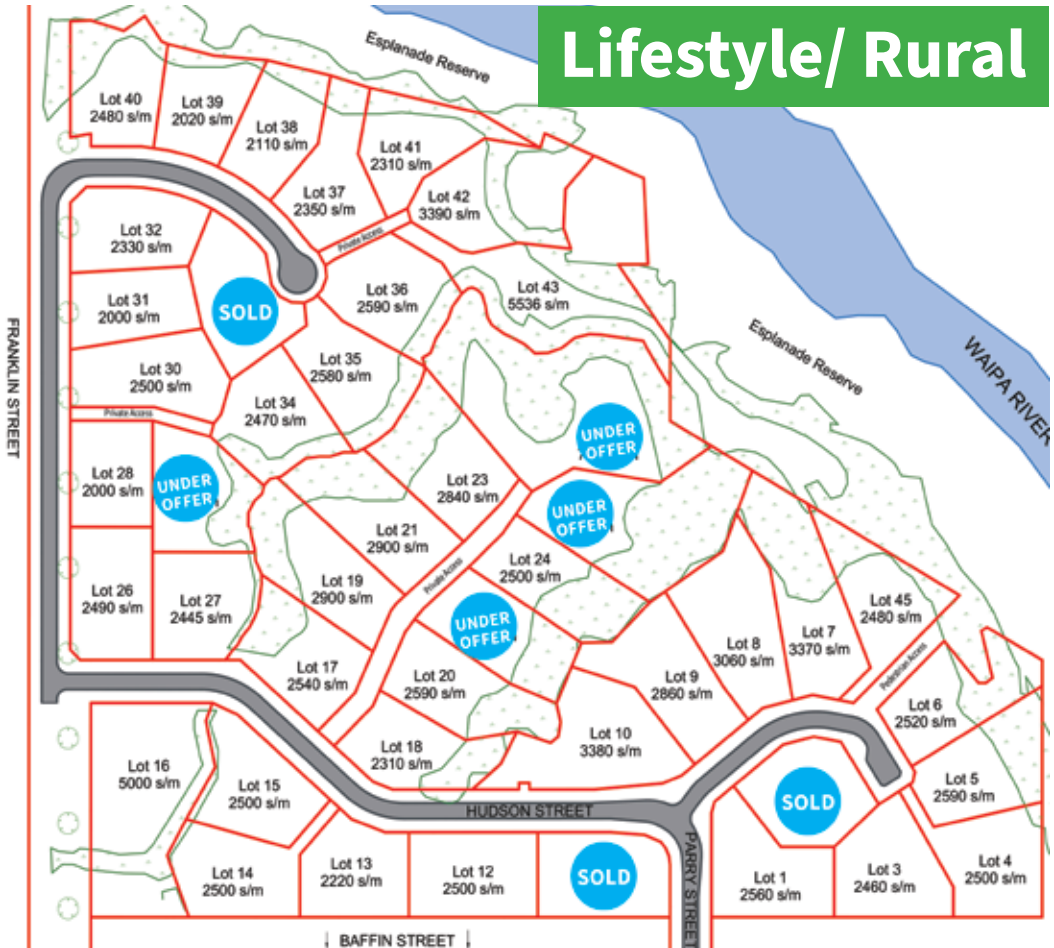
Sue Spurdle & Bruce Spurdle

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Lifestyle/ Rural



Baffin Street, Pirongia

Titles Have Been Issued

\$70,000 off all advertised prices- WINTER SPECIAL!

Competitive prices placed on majority of sections.

45 Section Subdivision. With its Panoramic outlook, situated on the edge of Pirongia Township and the Waipa River, this pristine post and rail fenced 45 section subdivision is the hottest development to hit Pirongia. With its Riverside reserve, this development offers you and your family that additional space to enjoy, all within walking distance to the main street and shops of Pirongia. The developers have gone the extra mile with this subdivision and it shows, limited opportunities to secure your own piece of paradise, so don't delay. • Available to all sections is town water supply, electricity, and fibre internet.

For Sale From \$498,000

harcourts.co.nz/TA23757



Adam McGrath

021 217 5703

adam.mcgrath@harcourts.co.nz



91 Lola Lee Heights, Te Awamutu

Pirongia Mountain plus Rural Vistas

Are you looking to move to a top address in a prime location with spectacular vistas across rural farmland. We have the property for you to create a lifestyle of pleasure and leisure with a modern inground heated pool and a executive style home of 247sqm featuring 4 double bedrooms, a large separate lounge and a generous open plan 2nd living area all with panoramic windows framing the gorgeous views beyond. The benefits of this property are too many to list so call to view with listing agents Mandy Lata 0276792224 or Stuart Parker 027 2835928

For Sale \$1,049,000

harcourts.co.nz/TA23776



Stuart Parker & Mandy Lata

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mandy.lata@harcourts.co.nz



2/80 Huntaway Downs Te Awamutu Rental Opportunity

This three-bedroom property is now for sale to anyone looking to start or add to their rental portfolio. It is currently tenanted, and the tenants are very keen to stay in their comfortable warm home. Therefore, as my Vendors would like to see their current tenants remain this will be sold as a tenanted property.

The property offers: Three double bedrooms - Spacious bathroom with walk-in shower - Open plan living - Internal access single garage - Flat rear section

Please note that some of these photos were taken in 2022 . Phone Janeane on 021 883 753.

For Sale \$655,000

harcourts.co.nz/TA23774



Janeane Wright

021 883 753

janeane.wright@harcourts.co.nz



18 Te Aranui Drive, Te Awamutu

Your Dream Home Awaits!

Welcome to this beautifully designed 4-bedroom home, offering the perfect combination of modern living, comfort, and convenience. Located in a sought-after area, this property is ideal for families, professionals, or investors looking for a stylish, low-maintenance home. Key Features: 4 spacious bedrooms, including a master with a walk-in wardrobe and ensuite, 1 main bathrooms, featuring both a shower and a bath for ultimate relaxation, Separate living area, Open-plan kitchen, dining perfect for entertaining, Efficient heat pump for year-round comfort, Low-maintenance section, ideal for busy lifestyles, Double garage with internal access for convenience, Prime Location. Situated in a desirable neighbourhood, making daily life a breeze. Whether you're looking for a peaceful retreat or a place to grow your family, this property offers the perfect balance of comfort and convenience. Viewing by appointment. Don't miss out on this incredible opportunity! Contact Adam McGrath today.

For Sale By Negotiation

harcourts.co.nz/TA23775



Adam McGrath

021 217 5703

adam.mcgrath@harcourts.co.nz



3/294 Ohaupo Road, Te Awamutu

So Handy to Hamilton

Tucked away on a private rear site is a spacious near new brick home with 3 double bedrooms, bathroom plus ensuite and a large internal access double garage.

Couple that with it being north facing, catching all day sunshine and a peaceful quiet rear yard perfect for enjoying your Sunday family afternoon barbeques.

To view call listing agents Mandy Lata 027 6792224 or Stuart Parker 027 2835928.

For Sale \$745,000

harcourts.co.nz/TA23769



Stuart Parker & Mandy Lata

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mandy.lata@harcourts.co.nz



1/1168 Alexandra Street, Te Awamutu Charming & Convenient

Viewings by Appointment Only. Welcome to this lovely home in the heart of Te Awamutu where comfort meets convenience! This 3-bedroom, 1-bathroom home is perfect for families, first-time buyers, or those looking to downsize without compromising on space and location.

As you step inside, you'll be greeted by a bright and inviting living area, perfect for relaxing after a long day. The heat pump ensures year-round comfort, keeping you cozy in winter and cool in summer. The open-plan dining and kitchen area is designed for easy living, featuring a modern dishwasher to make cleanup a breeze. Outside, the carport provides covered parking, protecting your vehicle from the elements. The low-maintenance yard offers plenty of potential-whether you dream of a lush garden, a play area for kids, or an outdoor entertaining space. Prime Location - Close to Everything! One of the standout features of this home is its unbeatable location. Situated just minutes from town, schools, parks, and essential amenities, you'll have everything you need within easy reach. Whether it's a quick trip to the supermarket, a morning coffee run, or a short walk to school, life here is all about convenience and ease. Don't Miss Out - Schedule a Viewing Today!

For Sale Offers over
\$549,000

harcourts.co.nz/TA23766



Adam McGrath

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Lifestyle/ Rural



Lots 1, 2, 4, 5 Pokuru Road, Te Awamutu Priced to Sell Lifestyle Sections

Lot 1 and Lot 2: In-zone for Te Awamutu College with the school bus at the gate, these two lifestyle sections have been priced to sell on today's market. Boasting north facing views towards Mount Pirongia and conveniently located between Te Awamutu and Otorohanga, this could be the opportunity you have been waiting for. With realistic and easy to work with building and land use covenants in place to protect your investment and super motivated vendors who want these sections sold ASAP. There has never been a better time to buy land in such a sought after location, get in early and take your pick. (harcourts.co.nz/OH22579 and harcourts.co.nz/OH22582)

Lot 4 and Lot 5: With amazing rural and mountain views, good contour and a prime location, these two larger lifestyle sections of 5658sqm and 7342sqm are located between Te Awamutu and Otorohanga. Lifestyle properties in this location have always sold well and with realistic and easy to work with covenants in place you can be assured your investment is well protected. Arguably some of the better sections on the market at present so make viewing a priority to avoid another missed opportunity. We don't expect these to be on the market long! (harcourts.co.nz/OH22583 and harcourts.co.nz/OH22589)

For Sale \$369,000 (Lot 1)
\$369,000 (Lot 2)
\$425,000 (Lot 4)
\$429,000 (Lot 5)



Karen Lennox & Kerry Hart

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Lifestyle/ Rural



00 Pekanui Road, Rd 6 Te Awamutu

Pekanui Pearler

One look is all it takes to fall in love with the most amazing lifestyle section situated approximately 4.2 kms up the popular Pekanui Road, a location well renowned for its quality lifestyle living, rural Primary schooling at the nearby Ngutunui Enviro School and spectacular views.

With Pirongia Mountain as a back-drop and some truly amazing 360 degree views out over the Waikato and beyond, this is a once in a lifetime opportunity to secure a magnificent slice of rural paradise which has that special wow factor going on.

Best of all, there are no building covenants so build or relocate the home of your dreams and with 1.68 hectares (subject to final survey) of land to play with. We think this is going to appeal to a lot of buyers in more ways than one. Priced to sell today, as tomorrow could be too late.

For Sale \$420,000

harcourts.co.nz/OH22534



Karen Lennox & Kerry Hartley

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karen.lennox@harcourts.co.nz



249 Mutu Street, Te Awamutu

A Home To Suit All Ages

Here is a spacious home that could equally suit a family, or even a couple who want space; 185sqm of house on a 903sqm section.

Three double bedrooms (main bedroom with walk-through wardrobe, to bathroom), large lounge, dining area and kitchen, (with wall-oven, cook-top, waste disposal, and dish-drawer).

Two heat pumps, (one at each end of the house) provide ample warmth in winter, and cooling during the warmer months.

Some buyers may feel it is time to redecorate, but the home is very liveable, and redecoration could be done over time.

Garaging is attached with a "Tilta-door" to the front, (with entry to the living area), and the second roller-door to the rear, allows vehicle/trailer access to the back lawn and garden.

For that second vehicle, there is a garage/workshop, towards the front of the section, also.

Call us to view, we are just a phone-call away.

For Sale Offers over
\$700,000

harcourts.co.nz/TA23656



Sue Spurdle & Bruce Spurdle

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1/1 Goodfellow Street, Te Awamutu

Price Reduced!

This 3 bedroom, 1 bathroom house located at 1/1 Goodfellow Street in Te Awamutu is the perfect home. Located within walking distance to town and local schools, this property has location. This property boasts a generous size kitchen with a dishwasher, open plan dining and lounge area with a separate shower in the bathroom. The house is heated by a heat pump and has gas hot water. The interior has carpet and tiles throughout, and the exterior is made of brick. The property is partially fenced and features a double garage with internal access and automatic door, as well as off-street parking. Don't miss out on this fantastic opportunity to own this home in a great location. This property won't last long on the market. Contact Adam McGrath today to arrange a viewing!

This property is currently tenanted, all viewings to be arranged by appointment or as per advertised open homes.

For Sale \$649,000

harcourts.co.nz/TA23645



Adam McGrath

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390 Young Street, Te Awamutu

Timeless Character Abode

From the stunning street appeal with the dreamy, new white fence and fresh coat of paint on the exterior, to being in the most convenient and desirable location for all, 390 Young Street is a standout property in today's market. Boasting 3 bedrooms, 2 bathrooms, 2 living areas and a separate dining area - the generous space accommodates for small and large families and those who like to have their own hobby rooms set up inside instead of the garage! Retaining its beautiful character with the original stained glass feature windows, original timber frames and chandelier bases, history has never felt more alive! The owners have been mindful to account for those who like to keep up to date as all the necessary renovations have been done to make it feel modern at the same time. The outdoor entertainment area is open from the living room making social gatherings with friends and family super inviting. The single garage, additional space on the property and room outside the boundary assists to make family functions easier without the hassle of limited parking. With more to brag about this stunning home and all it has to offer, come along, and check it out for yourself!

For Sale \$775,000

harcourts.co.nz/TA23742



Kai Pearson

027 862 8930

kairangi.pearson@harcourts.co.nz



6/324 Rewi Street, Te Awamutu

Low Maintenance Living "Close to Town"

Take that first step into owning your first home or investment property, "It's hard to find a property at this price".

With its two bedrooms, open plan living, heat pump, urban views and a single garage with laundry, it's got all your basics covered. This will be a great stepping stone or feel the freedom to carry out those weekend adventures without having to worry about general house hold and yard maintenance work. Sit back, relax and enjoy, taking every days as it comes. Location is key, within a short walk to town/ main street shops or the local supermarket, this property is situated in the perfect location. Situated higher up above street level, you gain advantages of the urban views. This property is currently tenanted, all viewings via open homes or by appointment with prior notice given to the tenants.

For Sale \$395,000

harcourts.co.nz/TA23772



Adam McGrath & Jenna Lacy

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Lifestyle/ Rural



1944 Te Rahu Road, Te Awamutu

Time To Build Is Now

Have you been looking for that perfect home.... But just can't find it, then how about BUILDING IT! Looking for that rural setting? MAKE your dream lifestyle a reality! Imagine your new home with a charming rural outlook. This lifestyle section is close to the convenience of town, yet just far enough out to give you peace and quiet. Located on the north side of Te Awamutu offering you the option of easy commute to either Hamilton or Cambridge. This really is something that is rare and unique so start planning NOW. Flat to sloping 6566 m² section (more or less), fully fenced with quality post and rail fencing (mostly). Power available near the section. Please also note when building on this section you will need to arrange your own water supply and install your own wastewater system. Give me a call today for more information! Phone 021 883753.

For Sale \$599,000

harcourts.co.nz/TA23522



Janeane Wright

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Lifestyle/ Rural



644A & 644B Bayley Road, Te Awamutu Elevation, Views and Location

644A - On offer is 5303sqm of land with flat to gentle rolling contour, an easy to develop building platform and some truly amazing rural views that will take a lot to beat. Located in the ever popular Korakanui/Wharepuhunga District, an area renowned for quality schooling and a warm and welcoming community spirit. We believe one look will be all it takes for you to imagine your dream home under construction here or perhaps an affordable tiny home or relocatable as having no restrictive building covenants the options are yours. Motivated vendors who are under no false pretences as to current market conditions have given instructions to present all offers.

644B - Our vendors instructions are clear, present all offers! So if you're wanting to build on a site that offers wow factor and incredible views now could be the time to snag yourself a bargain. Stop looking and start planning, this 5506sqm section is well worthy of a new home. Handy to both Te Awamutu and Otorohanga, located close to the popular Korakanui School and in-zone for Te Awamutu College. With no restrictive building covenants that dream of home ownership in the country can now be a reality as you can build or relocate a home that fits your budget. Now is the time to grab yourself a good buy with realistic vendors who fully understand today's market. Phone Kerry or Karen today to find out more.

For Sale By Negotiation

harcourts.co.nz/OH22676

harcourts.co.nz/OH9762



Karen Lennox & Kerry Harty

027 559 4468 027 294 6215

kjharty@harcourts.co.nz

karen.lennox@harcourts.co.nz



1375 McClure Street, Pirongia

For Sale \$449,000

Mountain Views & Next To No Covenants

harcourts.co.nz/OH22645

So hard to find in this location and so highly sought after, this 2051sqm section is sure to be of interest for those wanting to live in the Village but can't afford to build what most sections covenants demand.

New relocatable and tiny homes are welcome here and with a flat easy to prepare site already in place the process should be relatively straight forward.

Boasting some quite impressive mountain and rural views and only short stroll to the village hub, we think we have found that perfect location and don't expect this section to stay on the market for too long.



Karen Lennox & Kerry Hart

027 559 4468 027 294 6215

kjharty@harcourts.co.nz

karen.lennox@harcourts.co.nz



380 Franklin Street, Pirongia

Best Mountain Views - REDUCED by \$60,000

For Sale \$1,090,000

harcourts.co.nz/TA23765

My Vendors are seriously for sale and have insisted I present ALL offers! Giving you an opportunity to be the proud new owners of this immaculate home built in 2002, this home is clad in concrete block with a plaster finish. A very solid home indeed. Also immaculately presented and enjoys one of the best views of Pirongia mountain and you can't get a better location right in the village. This spacious home has 4 double bedrooms, the master has ensuite and walk in wardrobe and opens up to a mountain vista. A 2nd bedroom is downstairs along with 2 more upstairs, another lounge and the main bathroom. There's also loads of storage and a separate laundry. The bedrooms and living areas all enjoy Pirongia views and the house is well set up to enjoy a glass of wine from the master patio or living areas while watching the sunset. The spacious kitchen is central, well located and includes a double oven and plenty of counter space, large enough to entertain family and friends and there are many outdoor options including a large lawn and some patio options. Well located in Pirongia village.



Vio Veale

021 911 295

viv.veale@harcourts.co.nz

Lifestyle/ Rural



363 Limeworks Loop Road, Te Pahu Nestle in Natures Ultimate Family Lifestyle Home!

For Sale \$945,000

harcourts.co.nz/TA23655

Looking for a relaxing LARGE family home in one of the most popular country towns with convenience to Hamilton, Te Awamutu and Raglan? Well STOP looking any further! 363 Limeworks Loop Road presents a generous 5 bedroom BRICK home on a spacious 8021sqm section. Providing double glazing, new carpet throughout and 2 bathrooms (ensuite and main), this house has been maintained by its owner to a very high standard ensuring the next owners know how loved this home is. With freshly planted fruit trees to begin a mini orchard and the chicken coop newly built to assist with self-sufficiency, all that's left is to plant your veges and go! This mini lifestyle caters for your small animals such as chickens, dogs, sheep and goats, or for those simply wanting the land for the dreamy lifestyle living. New fencing and multiple shedding is set up for a workshop and all your tools and valuables while you also have an additional carport to the double garage for the boat or extra cars/projects. If you feel like keeping it local on the summer days ahead with the family and need a quick dip in the wonderful waters of nature, the Kaniwhaniwha Campsite is less than 5 minutes away exploring a piece of New Zealand's gorgeous nature with the locals favourite swimming hole and adventurous bushwalks/campsite. Contact Kai today!



Kai Pearson

027 862 8930

kairangi.pearson@harcourts.co.nz



Coastal



148 Retemeyer Road, Kawhia

Freehold Section - Premium Harbour View

If you're looking for a freehold section on top of the hill with unobstructed water views in Kawhia this is it, there will be no more. With no building covenants, your options are open to build or relocate or perhaps just park the caravan up for a few years and plan for that special project that only a property such as this deserves. Overlooking the boat club and wharf there's always something new going on and with a walkway right next-door allowing access to the beach there's no excuse to not go for a swim or a walk down to the club for a beer or two. Not your usual, this is something unique and would make the ideal intergenerational holiday location for years to come or permanent residence in a very special part of our country. The decision to sell has been a difficult one however our motivated vendors are keen to sell.

For Sale By Negotiation

harcourts.co.nz/OH22686



Karen Lennox & Kerry Hartly

027 559 4468 027 294 6215

kjharty@harcourts.co.nz

karen.lennox@harcourts.co.nz

Coastal



241C Cowell Street, Kawhia

Prepare to be Impressed

A rare find and so much more than just a holiday home in this sought after coastal community. Meticulously maintained and tastefully presented, this three bedroom home offers large open plan living spaces with a spacious and modern kitchen plus a main bedroom with ensuite. A private and well positioned 1053sqm section is set amongst mature and thoughtfully planted grounds with emphasis on being easy care, yet captivating with vibrant colours and coastal themes throughout enhanced by the rural bush backdrop. A double garage allows plenty of room for the boys toys with ample turn around areas and parking for the boat.

Easily a quality permanent home, but equally ideal as a holiday getaway. This is the one you have been waiting for, so make viewing this weekend a priority.

For Sale \$629,000

harcourts.co.nz/OH22555



Karen Lennox & Kerry Harty

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[kjhart@harcourts.co.nz](mailto:kjharty@harcourts.co.nz)

karen.lennox@harcourts.co.nz

Coastal



150B Lentfer Lane, Kawhia Waterfront Home & Studio

Whether you're captivated by the sea, the view of the wharf or the panoramic landscape views, this home and studio won't disappoint with its ever-changing water-views. Flexibility is the key to this amazing Beach Abode with the "Boathouse Studio", for visiting family and friends or offering you an opportunity to generate cashflow through Airbnb. Live in one and rent the other, the hard part will be deciding on which one, as they both offer their own unique features with easy maintenance and inviting outdoor spaces in an extensively planted garden setting. Will it be waking up to the view or the access to the deck that appeals the most? The main home has a small footprint, yet a huge deck for soaking up the sun or hosting gatherings with friends and family and undoubtedly a panoramic vista that very few properties on the Kāwhia Harbour can compete with, plus a choice of two bedrooms. Will it be waking up to the view or access to the deck that appeals the most? The "Boathouse Studio" boasts a generous open-plan layout with separate bathroom in a tranquil setting or ideal for a couple needing a private workspace or separate from friends and family who may never want to leave. A private access to the harbour means you're only minutes away from the Boat-Club or the wharf. Unwind after a long day in a peaceful sanctuary.

For Sale \$780,000

harcourts.co.nz/OH22543



Karen Lennox & Kerry Hartley

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karen.lennox@harcourts.co.nz



9 Blucks Road, Otorohanga

Cute & Cottagey

Warm and comfy with a rural outlook and right on the edge of town, this home will appeal to those who travel North for work and want a quick getaway within driving through town. Offering two double bedrooms and a spacious floor plan, this home still has most of its original features such as the beautifully rounded corners and old-school kitchen cabinetry. Enjoy the mid-day sun or dry the washing in the covered sunporch off the lounge and there's great options for heating and cooling with a wood-burner, two heatpumps and an HRV too. A small garage/workshop for storage and a compact, easy to manage 493 m2 site making this the perfect place for tenanting. A very nurtured property both inside and out, this one's a winner. Viewing by appointment as its currently tenanted.

Note: Pending Healthy Homes compliance report.

For Sale \$429,000

harcourts.co.nz/OH22689



Karen Lennox & Kerry Harty

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karen.lennox@harcourts.co.nz



39 Rangitahi Street, Otorohanga

Tidy & Tenanted - Great Investment Opportunity

This spacious home has had the full makeover around 5 years ago and painted both inside and out and boasts a modern kitchen with plenty of natural light and attractive flooring, plus good carpet and a heat pump. Three double bedrooms and a generous lounge make it an ideal size for a growing family. Currently tenanted for \$450 per week so if you are considering buying a rental property, it would be hard to find one in such tip top condition. In-zone for Otorohanga South Primary School just around the corner and an easy walk to town. Call Karen or Kerry today to find out more and book your inspection.

Note: Pending Healthy Homes Compliance Report.
Call us today to find out more.

For Sale \$445,000

harcourts.co.nz/OH22688



Karen Lennox & Kerry Harty

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karen.lennox@harcourts.co.nz



17 Thomson Avenue, Otorohanga

A Home Above The Rest

Positioned proudly on one of Otorohanga's top streets, this standout property offers elevation, privacy, and all-day sun. Step inside to a warm, modern interior with clean lines and quality finishes. The sun-soaked living, dining, and high-spec kitchen are designed for connection and flow, with a gas fireplace and DVS system ensuring year-round comfort. It features four generous bedrooms, including a master with walk-in wardrobe and ensuite, and two stylish bathrooms. Enjoy peaceful mornings on the private patio and unwind in the evening on the large deck, perfectly positioned for sweeping views and spectacular sunsets. Outside, the fully fenced section is a private haven, complete with fruit trees, established gardens, a greenhouse, and garden shed. A quality home in a premium location.

Features: Desirable street - 4 large bedrooms - Walk in wardrobe - 2 bathrooms (ensuite & bath) - High end kitchen - Modern interior - Open plan - Gas fireplace - DVS - Fully insulated - Loft - Brick cladding - Double internal garage - Deck overing amazing views & private patio - Off street parking - Garden shed & greenhouse - Gardens - Rental appraisal \$640-\$660 per week

For Sale Deadline closes
Wed 3 Sept, 1pm
(unless sold prior)

harcourts.co.nz/TA23845



Troy Richardson
0277 100 102

troy.richardson@harcourts.co.nz



35 Main North Road, Otorohanga

Fully Renovated - Available Now

We have all watched the progress here and are thrilled with the transformation of this 3-bedroom home from ugly duckling to beautiful Swan. The renovations are now complete and the result is amazing, making this property very appealing for those wanting a move-in ready good-sized family home! A brick home on a block basement painted in a classic combination of white and charcoal, combined with a fully painted interior with new flooring throughout, this home has a spacious lounge where the large windows promise great views. The brand-new kitchen features, modern appliances in an open plan space with a generous dining area. A sparkling new bathroom sports a good-sized shower and a handbasin has been installed in the toilet for convenience. The house has been newly insulated both underfloor and in the ceiling. Keep dry when you come home with the groceries with an internal stairway from the basement garage where the laundry is situated in an area with plenty of extra storage space. It's definitely worth exploring the potential of subdividing the 1733sqm section but otherwise this property offers a large area to build a shed, establish an orchard with chickens or create a wonderful place where kids can play. Move in, unpack and enjoy!

For Sale \$575,000

harcourts.co.nz/OH22683



Karen Lennox & Kerry Harty

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10 Orahiri Terrace, Otorohanga

One For The Rugby Fans

If you enjoy watching a game or two from your own deck, or perhaps just like the thought of living beside a park and options this brings for fitness, uninterrupted views and play, then this exciting new listing nestled opposite the Island Reserve is going to win you over in more ways than one. Whether it be a first home or an investment property, the lucky buyer of this property will feel they have scored the winning try as this solid spacious 2-bedroom home is going to appeal to wide range of home buyers. An added bonus of this property is the basement room that would make a great venue for the after-match functions but with a little imagination could have a wide range of potential uses. It's time to blow the whistle on your property search as our motivated Vendor is swapping clubs and has priced his property to be sold before the semifinals, beat the opposition and view with urgency today.

For Sale \$419,000

harcourts.co.nz/OH22685



Karen Lennox & Kerry Hartley

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karen.lennox@harcourts.co.nz



18 Karaka Road, Otorohanga

Home Sweet Home with Income

This home delivers on family space with even more room to expand on the quarter acre section where there's plenty of lawn for a cabin, a tiny home or another shed so you can convert the existing double garage to even more living space. A modern kitchen, a bright interior, three bedrooms plus an office and the advantage of a modern bathroom too, the hard yards have been done here! Down a few stairs with a separate entrance lies another large room currently used as a fourth double bedroom with extra storage and a built-in sink bench where your guests can make themselves breakfast without interrupting the family upstairs ... perfect for taking in a border to help pay the mortgage, especially since there is a second bathroom too.

Our vendors are motivated to move on to another project and invite all offers today.

For Sale \$650,000

harcourts.co.nz/OH22682



Karen Lennox & Kerry Hartly

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karen.lennox@harcourts.co.nz



4 Tutunui Street, Otorohanga

Perfect Starter or Investment Property

There are so many advantages to the location of this property situated on a corner site opposite the Beattie Village, The Island Reserve Sports Grounds and so handy to both the Otorohanga South School and the supermarket.

In the past ten years this home has been re-roofed, painted and re-fit with double glazed windows and along with an interior makeover which includes an accessible shower, so there is very little to do in the way of maintenance. A choice of using the wood-burner or heat-pump for heating plus a DVS unit, they've thought of everything here plus a mobility ramp to the kitchen door. A flat private, and fully fenced section lends itself to adding a tiny home or two or otherwise there's room to expand the home if future proofing for location is important in your later years. Viewing is by appointment so phone us today to find out more.

For Sale \$560,000

harcourts.co.nz/OH22666



Karen Lennox & Kerry Harty

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karen.lennox@harcourts.co.nz

Lifestyle/ Rural



481 Honikiwi Road, Otorohanga Smaller Runoff or Larger Lifestyle of 60 Acres

Located within a 5 minute commute of the Otorohanga township, this tidy 24Ha grazing block has been utilised for a number of years as a productive runoff for our vendor's dairy farm. Now surplus to requirements as the dairy farm has sold, this picturesque property with its amazing views and well balanced cattle grazing contour is going to appeal to a wide range of potential purchasers looking to secure quality grazing, a good area of mowing pasture and amazing building sites. With no building or land use covenants allowing flexibility and ease of your investment, the options for how you utilise the property are as wide as your imagination. Fenced into approximately 20 paddocks, the majority of which are deer fenced with the bonus of an older deer shed, yards and attached implement shed with power already connected. Properties of this size and so handy to town are a rarity, contact Kerry today to arrange a private viewing.

For Sale \$899,000 + GST

harcourts.co.nz/OH22664



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karen.lennox@harcourts.co.nz

Lifestyle/ Rural



21A Blucks Road, Otorohanga Modern Home with a Country Vibe

Free up your weekends...as the benefit of owning a low maintenance home means there is little to do other than mow the lawns, sit back and relax and enjoy time with your family and friends. Situated in a desirable location amongst quality properties, this modern home comprises of 3 bedrooms, open plan living with patio area, double glazing and air conditioning for heating and cooling. Simple, yet perfectly formed, light filled and neutral, this home is a delight. But wait, there's more...a 2 bedroom freestanding cabin is situated handy to the house and being fully insulated with double glazing is currently utilised as a home office and a fourth bedroom. A 3000sqm section, right on the edge of town with a rural backdrop accommodates a triple car garage and there's plenty of room for pets, vege gardens, chickens, fruit trees and even more sheds.

For Sale \$839,000

harcourts.co.nz/OH22663



Karen Lennox & Kerry Harty

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karen.lennox@harcourts.co.nz



36 Kakamutu Road, Otorohanga

A Place with Space & Character

This dear old soul sits atop a hill in what would have been one of the desirable locations at the time she was built in the 1930's era of Bungalows, overlooking the township. If you love the space a character home provides, with high ceilings and spacious rooms along with all the little quirks that add to the character, then this home needs to be viewed. Three bedrooms and a sunroom or extra bedroom or office. If DIY is in your DNA there's are few jobs here that will require finishing and plenty to do to improve the property and add value over time. Best of all, the roof was replaced around 10 years ago. A double carport is attached providing convenience and keeping dry.

Completely private yet handy to town, schooling, the Domain, childcare and in fact everywhere. Call us today to find out more.

For Sale \$420,000

harcourts.co.nz/OH22662



Karen Lennox & Kerry Hart

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karen.lennox@harcourts.co.nz



111A,B,C,D Main North Road Otorohanga

A Hot Opportunity

Introducing a unique opportunity to purchase your choice of four stunning brand-new two-bedroom Duplex units. Designed and built by Latitude Homes, this newly completed development fills a gap in the market for modern homes emphasizing outdoor living and low maintenance lifestyles. The key features include: Quality Construction - built to a very high specification and backed by a 10 year Master Builders Guarantee. Inviting Living Spaces - an open-plan layout that seamlessly connects the kitchen and living areas. Bright and airy double bedrooms equipped with practical inbuilt wardrobe systems for ample storage. Outdoor Living - generously sized decking areas tailored for each unit, ideal for BBQs, morning coffees, or soaking up the sun. Established landscaping including raised planter boxes located in private outdoor areas. Convenient Parking and Storage - internal access garaging offering secure parking with a conveniently located laundry area for added practicality.

Unit A: Land area = 222 sqm, Floor area = 83 sqm	\$529,000
Unit B: Land area = 159 sqm, Floor area = 83 sqm	\$529,000
Unit C: Land area = 169 sqm, Floor area = 90 sqm	\$549,000
Unit D: Land area = 167 sqm, Floor area = 90 sqm	\$549,000

For Sale
\$529,000-\$549,000
harcourts.co.nz/OH22639
harcourts.co.nz/OH22642
harcourts.co.nz/OH22643
harcourts.co.nz/OH22644



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karen.lennox@harcourts.co.nz

Lifestyle/ Rural



168 Puketawai Road, Otorohanga A Rare Find on Just Under an Acre

The low maintenance lifestyle you've been seeking, here's an opportunity to escape town and head to the country. This three-bedroom home has the benefit of being freshly repainted and with new carpet is move in ready in time for winter. A raked ceiling gives a sense of spaciousness to this home with a generous open plan living space and a heat-pump for convenience. A laundry adjacent to the kitchen is a perfect area for the extra freezer and doubles as a boot-room with great storage. Enjoy lunch on the patio with morning to afternoon sun and the decent sized double garage here is a bonus. With 3793sqm of flat fertile land for growing your own meat, fresh eggs and establishing a garden, this super tidy lifestyle is approx. 8 mins to Otorohanga and 16 mins to Te Kuiti. It's fair to say this property is definitely going to tick a lot of boxes for a variety of buyers.

For Sale \$595,000

harcourts.co.nz/OH22646



Karen Lennox & Kerry Hartley

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0 Harpers Avenue, Otorohanga

For Sale \$230,000

Section on Harper's Ave

harcourts.co.nz/OH22637

Design and build your dream home on Harpers Avenue, a flat section measuring 732sqm (more or less), Lot 44.

Close to SH3, making commuting a breeze, under 45 minutes from Hamilton Airport.

Sewage, water, power and fibre all connected to site. Covenants apply.

Don't miss this opportunity to be part of the new subdivision in rural Otorohanga.

Enquire today to receive more information.



Ken McGrath

027 498 4156

ken.mcgrath@harcourts.co.nz

Lifestyle/ Rural



1 Bromley Road, Otorohanga Brand Spanking on Bromley

If a new country address is on the cards for 2025 then don't look past this amazing house and land package located within a 10 minute commute of town. The open plan design and positioning of this three-bedroom home has been cleverly considered to ensure a rural outlook is achieved from every angle of the house with north facing views down the valley overlooking the meandering Turitea Stream and distant views of Mount Pirongia.

Shedding will never be an issue again as not only have we got a double internal garage for the home but a new 7m X 11m three bay shed is currently under construction and will provide a great space for all the toys. Situated on 1.2448 hectares of land, there's even room for a couple of animals and an adventure playground for the kids to explore, with school bus collection at the gate.

Why go through the hassles of building when its already been done, simply move in, relax and unwind.

For Sale \$869,000

harcourts.co.nz/OH22625



Karen Lennox & Kerry Hart

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4 Glendon Place, Otorohanga

Nest or Invest

A great location for retired folk but equally appealing for a first-time buyers or investors, this unit is currently rented making it an easy transaction if you're adding it to your rental portfolio.

A very tidy street, in the school zone for Otorohanga South Primary School and with the convenience of a footpath through to Te Kanawa Street where children can cross the road with supervision and very handy to town and the amenities Otorohanga offers.

Two bedroom units and town houses are often hard to find, so when the opportunity arises grab it. Enquire today for our next available viewing time.

Land Area: 1/2 share of 779sqm.

For Sale \$399,000

harcourts.co.nz/OH22622



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8 Sargent Place, Otorohanga

Modern and Inviting

This stunning property offers a perfect blend of modern living and rural charm, making it an ideal choice for families and first-time buyers alike who love the feeling of eye appealing simplicity with peaceful farm views. Consisting of 3 spacious bedrooms (the master with a walk-in wardrobe and ensuite) and 2 bathrooms, the layout is very popular for those accommodating for family or wanting to downsize and use the spare rooms for an office/guest bedroom. A generous, insulated double garage with internal access ensures ample space for vehicles, storage or even the option to use as your work space/extra room. Enjoy year-round comfort with a heat pump and a well-ventilated system, complemented by excellent insulation in the ceilings and walls. Step inside to discover a modern kitchen and an open plan dining and lounge area that creates a warm and inviting atmosphere. With lovely established fruit trees and vege gardens that are positioned neatly around the house giving the self-sufficient or "off grid" vibe. Situated on a well maintained 598 sqm section (more or less), this home provides a safe and secure environment for children and pets to play while the 155 sqm floor are (more or less) of thoughtfully designed living space exudes comfort and style. Be at peace knowing your home feels private and safe with a fully fenced section that has automatic front gates, as well as tinted windows for that extra bit of security. Don't miss out on this fantastic opportunity!

For Sale \$739,000

harcourts.co.nz/TA23729



Kai Pearson

027 862 8930

kairangi.pearson@harcourts.co.nz

Lifestyle/ Rural



770 Owhiro Road, Otorohanga First Farm, Support Block or Lifestyle Change

With warm and sheltered northeast facing cattle country, this well-presented grazing block will make an ideal grazing block, first farm opportunity or finishing block for a nearby larger farming operation.

81.5037 hectares (201 acres)

Well fenced into 25 paddocks

Good water system with troughs to majority of the paddocks

A good mix of cattle grazing contours.

Wintering between 240 and 300 cattle

No buildings but good building sites

A rare opportunity to step into farm ownership with all the benefits associated with living so close to the coast and the fabulous lifestyle this can provide.

For Sale \$1,250,000 plus
GST if any

harcourts.co.nz/OH22548



Kerry Hartley

027 294 6215

kjharty@harcourts.co.nz



3A William Street, Otorohanga

Stake your Claim Today

A brand-new unit in a top-notch location with the benefit of a street frontage so you get to watch the world go by and enjoy plenty of sunshine and outdoor space. Designed and built with retirees in mind although equally appealing and practical for professionals looking for an easy or no-maintenance option. This duplex unit had been built to fill the high demand for quality two-bedroom homes on flat compact sections near town. Open plan living is complete with heat pump and great natural light; the kitchen offers a generous amount of bench space incorporating a breakfast bar. The bathroom is adjacent to the main bedroom, and you'll be pleased to know there's a second toilet for guest-use as well. An internal access carpeted garage also accommodates the centrally located laundry. There's more to discover on inspection. Just around the corner is the newly build medical center and it's a manageable trip to town on a mobility scooter if required. Unit B has now sold, so avoid disappointment because when it's gone, it's gone!

For Sale \$675,000

harcourts.co.nz/OH22495



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Lifestyle/ Rural



208 Waihohonu Road, Otorohanga Off Grid Lifestyle with Location

For those wanting a self sufficient family lifestyle without going miles away into the back blocks the wait is finally over. Located within a 10 minute commute of Otorohanga and the popular Waitomo Caves, this expansive 2009 built five bedroom home on 7.8 hectares of land featuring attractive pockets of native bush, a pond and a rural backdrop like no other on the market at present. With privacy assured, this is a home that will cater for a large family with the added bonus of a lounge separate family room as well as a rumpus room to ensure everyone has plenty of space. Additional buildings and features include a 3-bay implement shed, greenhouse, raised planting beds, fruit trees and a chook pen. Totally off the grid with enough land to raise livestock and grow your own vegetables this unique property is the complete package for those who have had enough of the ever increasing living costs and want to get back to living off-the-land without compromising on creature comforts. Its time to throw that power bill out the window and head to our next open home to see how this popular living experience can become your new reality.

For Sale \$950,000

harcourts.co.nz/OH22433



Karen Lennox & Kerry Hartly

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Lifestyle/ Rural



149A Old Te Kuiti Rd, Otorohanga

Lifestyle of Convenience

Only minutes from town, this 5516sqm lifestyle section offers a flat and easy to develop building site with power and telecommunication services at the gate.

Boasting rural views, fertile soils and realistic building covenants allowing for affordable homes to be built, yet protection of your asset with surrounding builds.

Viewing is essential as these conveniently located sections have now been priced to sell on today's market and will get immediate interest, phone Kerry or Karen now to find out more.

For Sale

Offers over \$250,000

harcourts.co.nz/OH22223



Karen Lennox & Kerry Harty

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Lifestyle/ Rural



8 Craig Lane, Otorohanga

For Sale \$250,000

An Easy Site

Make your dream a reality here. An affordable and easy site to build on with approximately 860sqm of flat land with the balance of land being a slope to the Waitomo Stream esplanade. Reasonable covenants allow for new transportable homes with a minimum size of 110sqm, plus there is also a provision for a large shed to be built on site as well. On the outskirts of town and just an easy walk and in-zone for Otorohanga South School, this site is North facing for maximum sun and overlooks a lifestyle property on the other side of the stream and an attractive new home on the west boundary. With two section sales in town this month, there is evidence that lifestyle sections are on the move once again. Our vendors have relocated and their dream of building is no longer, so their loss is your gain.

Priced to sell, and it will! Call us today to find out more.

harcourts.co.nz/OH22434



Karen Lennox & Kerry Harty

027 559 4468 027 294 6215

kjharty@harcourts.co.nz

karen.lennox@harcourts.co.nz

Lifestyle/ Rural



6 & 12 Craig Lane, Otorohanga Titles Now Issued

At last, a lifestyle subdivision that offers a variety of land areas and for those who don't need over an acre of land but would love more than a quarter acre to stretch out on. If this sounds like you, then you'll want to jump on this one pretty quick.

Only 2 sections remain. Each section has a flat building platform and all have their own unique Esplanade Strip edging the Waitomo Stream, and an area of land for a vegetable garden, chickens or maybe a pony. Sensible covenants are in place that will allow a new relocatable home to be sited and an additional shed can be built up to 80M² in size. Within walking distance to town, these sections are available to secure NOW.

Your dream home building project starts here. Call Kerry or Karen for further information today.

For Sale \$260,000 (#6)
\$299,000 (#12)

harcourts.co.nz/OH9248
harcourts.co.nz/OH9246



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7 Blackman Street, Te Kuiti

The Ultimate Family Home!

Welcome to 7 Blackman Street, a modern, low-maintenance home in a quiet Te Kuiti street. Featuring 3 spacious bedrooms, 1 bathroom, and comfort year-round with 2 heat pumps, HRV, full insulation, and plush carpet. A separate laundry adds convenience, while the fully fenced section with electric gate offers peace of mind for families and pets. The single garage includes a bonus workshop space. Well-maintained, well-located, and packed with extras, this home ticks all the boxes.

Key Features: 3 bedrooms, 1 bathroom - Fully insulated with 2 heat pumps + HRV system - Electric gate & fully fenced section - ideal for kids and pets - Single garage with workshop - Modern kitchen and bathrooms - Plush carpet + separate laundry

For Sale \$465,000

harcourts.co.nz/TA23862



Ella Barnard

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ella.barnard@harcourts.co.nz



72 Mangarino Street, Te Kuiti

Ripe for Development - Two Separate Titles

This darling home oozes character and with renovations almost complete it awaits your finishing touches, so if you are skilled in plastering and painting it'll be right up your alley. New flooring will complete this spacious light filled and open-plan home. Very easy to heat with a near new heat-pump, the skylight over the dining table is a really cool feature combined with the high stud and adds natural light to an area perfect for displaying artwork. The bathroom is in keeping with the rustic charm of the home. French doors lead to a small deck in this private oasis where you get a feeling of living somewhere remote and who doesn't love a fire pit for a friendly gathering on the cooler evenings. This property is certainly unique and is made up of two separate titles, one accommodates a large garage/workshop which includes a spacious fully lined studio/workroom on a good building site. There's plenty more to explore than photographs allow, even a spa room!

Ideal for a weekend getaway, or a permanent home, this property is located right on the fringe of town but the next best thing to a rural lifestyle. An opportunity to buy character, privacy and land bank all at the same time. Call us today to find out more.

For Sale \$409,000

harcourts.co.nz/OH22683



Karen Lennox & Kerry Hartly

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14 Mangarino Street, Te Kuiti

Character, Space & Possibility

This 3-bedroom, 1-bathroom home offers an exciting opportunity to create your dream lifestyle. Set on a spacious 1,051sqm fully fenced section. The large living room provides a comfortable hub for family life centred around the warm fireplace, while a large separate large office adds flexibility for working from home or study.

Perfectly positioned just a 2-minute drive from the local supermarket and only 4 minutes from schools and the hospital. With parks nearby and beautiful, rural, private views to enjoy, this property combines peace with potential. Whether you're looking to renovate or invest this is a rare find with endless possibilities.

Features: 3 Bedrooms - Office - Heat Pump - Fireplace - Fully Fenced - Private

For Sale By Negotiation

harcourts.co.nz/TA23865



Ella Barnard & Troy Richardson

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troy.richardson@harcourts.co.nz



21 Ward Street, Te Kuiti

Entry Level Gem

Perfect Starter or Smart Investment. Step onto the property ladder with this solid 3-bedroom home - an ideal choice for first home buyers or a smart addition to any investment portfolio.

Set on a generous 647sqm (more or less) fully fenced section, the home offers 3 good-sized bedrooms, 1 bathroom, a single garage and a carport and plenty of outdoor space for kids and or pets. The heat pump will keep you cool in summer and warm during the colder months.

Located close to local shops and schools, it's in a handy, family-friendly location.

The property is currently tenanted, providing immediate rental income. If you're looking to continue renting, a few updates may be needed to meet Healthy Homes standards - a great opportunity to add value. Whether you're after your first home or looking to invest, 21 Ward Street is a fantastic opportunity to secure a property with potential in a great location.

For Sale Offers over \$290,000

harcourts.co.nz/TA23863



Ella Barnard

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7 George Street, Te Kuiti

For Sale \$440,000

Location, Location, Location

This is a special home, full of native timbers, three large double bedrooms. Complimented by separate amenities.

harcourts.co.nz/KC6575

Walking distances to the hospital, Primary and High schools, as well as main street shops. Triple garaging plus off street parking. Fully fenced from house to rear of 1002sqm flat section.

Phone Craig to enquire.



Craig McKellar

0274 572 450

cmckellar@xtra.co.nz



27 Rata Street, Te Kuiti

Calling all Large Families

If privacy is paramount and a view and plenty of space is just as important, this home will reward you with all this and more. The main living area occupies the first floor and offers loads of natural light, raked ceilings and two options for outdoor living depending on the sun at that time of the day. Four bedrooms are often hard to find, and the large separate lounge has a wrap-around balcony and plenty of glass to take in the rural view. Some of the recent improvements here include a large pantry with extra storage, new French doors from the dining area, a laundry makeover with storage and a recently installed log-burner. Fresh painting inside and out had spruced up this family home. There's also a great opportunity to boost your loan repayments as the large basement rumpus room is situated on the ground floor and with the existing bathroom and adjacent room, there's plenty of space for a workable food prep area. Think multi-generation living, work from home or take in a lodger with their own separate entrance and repay your mortgage quicker.

For Sale Offers over
\$550,000

harcourts.co.nz/OH22654



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4B Duke Street, Te Kuiti

Great Starter

Welcome to 4B Duke Street, Te Kuiti - a charming three bedroom, one bathroom house perfect for first home buyers or investors. This property offers ample space for outdoor activities and entertaining.

The interior of the house features an open plan living/dining /kitchen, a heat pump for heating and or cooling, a separate laundry, and a bathroom with a separate shower.

The exterior is in excellent condition and has a fully fenced backyard with an additional garden-shed.

This property is a great opportunity to own a home in a convenient location close to shops and schools.

Don't miss out on this fantastic opportunity - phone today to arrange a viewing.

For Sale \$310,000

harcourts.co.nz/OH22635



Ella Barnard

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9 Duke Street, Te Kuiti

Endless Potential in a Prime Location!

Unlock the possibilities with this charming three-bedroom, one-bathroom home at 9 Duke Street, Te Kuiti—a fantastic opportunity for first-home buyers, investors, or renovators looking to add value. Situated on a spacious 959sqm section in a peaceful, family-friendly neighbourhood, this property boasts a fully fenced, flat backyard—perfect for kids, pets, or future development. The inviting front porch offers a quiet spot to unwind, while a heat pump ensures comfort in all seasons. Enjoy the convenience of being just a 5-minute walk to local shops, schools, and public transport—everything you need right at your doorstep! With solid bones and endless potential to modernise or extend, this home is waiting for your creative touch. Don't miss this chance to secure a property with so much to offer! Contact Ella Barnard today to arrange your private viewing!

For Sale Offers over
\$280,000

harcourts.co.nz/TA23864



Ella Barnard

027 202 3297

ella.barnard@harcourts.co.nz



159 Waitepipi Road, Mangaotaki, Te Kuiti For Sale \$1,100,000 plus GST if any
19 Hectare Farmlet

Very liveable 1940s renovated four bedroom home, with two bathrooms and toilets. Heating this property is easy with the closed log fire with wetback plus new a heat pump. Shedding + Cattle yards. Views from the house are over majority of the property. Easy Rolling contour, 400 bales of hay annually, well fenced, own water supply.

harcourts.co.nz/KC6558

An absolute awesome retirement block or retreat from other employment. Located on a no exit road.

Viewing by Appointment only, Contact Craig on 0274 572 450 to submit your interest on this property now!



Craig McKellar

0274 572 450

cmckellar@xtra.co.nz



35 Alexandra Street, Te Awamutu Commercial Premises - Main Street Location

Main Street location in Te Awamutu.

Previously occupied by a real estate business with reception area, interview rooms and staff workstations.

Available now.

For further particulars and to arrange an inspection please contact Bruce Spurdle 027 474 4430 or bruce.spurdle@harcourts.co.nz.

For Lease \$23,000 per annum plus GST plus rates and insurance

harcourts.co.nz/TA23832



Sue Spurdle & Bruce Spurdle
027 476 8445 027 4744 430
sue.spurdle@harcourts.co.nz
bruce.spurdle@harcourts.co.nz



39/41 Bank Street, Te Awamutu Commercial Premises For Lease

Centrally located, these upstairs premises are due to be vacated, by the present long-term tenant, late in May.

Approx. 180sqm of floor space, with front and rear access, and includes 3 off-road car spaces to the rear.

Inspection is available by appointment, and at a time suitable also, to the tenant.

Phone today to arrange a viewing.

For Lease \$18,000 per annum plus GST if any

harcourts.co.nz/TA23788



Sue Spurdle & Bruce Spurdle

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bruce.spurdle@harcourts.co.nz



98 Rora Street, Te Kuiti

Exposure at the top end of town

Great retail/business opportunity has come available on Rora Street. A well-maintained building that could lend to multiple purposes. Either be a shop, hospitality, warehouse or office. Total retail space on the first floor is 130sqm and on the second floor is an additional 37sqm, which could be an excellent storage space. The property is fully fenced and has for easy access a gate at the back, should you want to park a vehicle in the yard. The main entrance has a fully lockable roller-door. There are 2 heat pumps in the property, a new bathroom, a kitchenette, and a living area. The courtyard is currently used as a retail area but could well be reinstated to onsite parking. Neighbouring businesses are Blooms and Brews, Unichem, ANZ bank, Super Value, Harcourts, Husqvarna Lawnmowers, King Country Optometrist, Sushi shop etc. There is an option to purchase the business and stock standing + GST.

For Sale \$265,000
(including GST)

harcourts.co.nz/OH22653



Ken McGrath

027 498 4156

ken.mcgrath@harcourts.co.nz



14 Hinewai Street, Otorohanga Options on Hinewai

For sale and/or for lease!

Whether you are looking at buying an investment or needing a spacious rental property, 14 Hinewai Street could be just what you are after. A well maintained property in one of the best parts of town. Set on 600sqm (more or less) set on a building area of 300sqm. A versatile property located close to all amenities, medical centre, schools, Central Kids kindergarten, shops, cafes and other businesses like The Business Collective, Mitre10 and Bailey Ingham Chartered Accountants.

- Ample parking
- Close to SH3
- Zoning: residential
- Land use: commercial
- Capital Value: \$440,000

For sale: \$450,000

For lease: \$30,000 + GST + outgoings

For Sale \$450,000

For Lease \$30,000 plus
GST plus outgoings

harcourts.co.nz/OH22632



Ken McGrath

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128-130 Maniapoto Street Otorohanga Excellent Building with Multiple Options!

404sqm office/premises

24 onsite car parks + ample parking in the surrounding streets

90% NBS

1,181sqm land area, more or less

Commercial zoned under the Otorohanga District Council

Lease: \$46,182pa + GST + outgoings

Not often comes a property onto the market of this caliber. Located on the main road in Otorohanga, 128-130 Maniapoto Street. This quality building offers multiple options for tenants and or owners alike. Good offices, kitchen, bathrooms, meeting rooms and a fully tar-sealed 24 car park. Nearby neighbours include Otorohanga Agri Machinery, Edmonds Judd, McKenzie Strawbridge, Prescott Toyota, Stihl, Otorohonda, Countdown, McDonald's, Advantage Tyres, Subway, and many other local shops and businesses. This property is in excellent condition and a must see for investors and or tenants. Phone today to arrange a viewing.

For Sale By Negotiation
For Lease \$46,182 plus
GST plus outgoings

harcourts.co.nz/OH22559



Ken McGrath

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Meet the Team



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