

Cambridge | Morrinsville | Matamata | Putaruru | Rural

Property Guide



FEATURED PROPERTY

27C Marshmeadow Road, Cambridge
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Harcourts
Kevin Deane Real Estate

Our TEAM

MORRINSVILLE TEAM



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Cambridge





Cambridge 24A Thompson Street

3 1 1

For Sale: \$880,000

Welcome to 24a Thompson Street! Moved on site and completed in 2020, this stunning modular home is elegant and impressive! Sitting perfectly on a 400m² section, this house is wrapped in sun soaked decking and easy-care gardens with a trellis fence out front for privacy.

Walking into the 108m² home you'll get the feel for the large open plan layout of the kitchen and dining that opens out to the decking, which is perfect for entertaining on those kiwi summer BBQ nights. The kitchen has the perfect sized breakfast bar and holds a dishwasher, wall oven and cooktop for convenience. The lounge area is north facing and gets all the sunny goodness throughout the year.

Behind the kitchen are the two spare double bedrooms, both opening out onto their own decking areas. Down the other end of the house is the master, again opening to its own private decking area, currently complete with a gorgeous outdoor bath. The bathroom and laundry are tucked in by the master almost enough to be an en-suite.



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Cambridge 49 West Thompson Street 4 2 2 2

For Sale: Price By Negotiation

Welcome to 49 West Thompson Street, Leamington. The owners are on the move and this beautiful house is ready for new owners to take over! This 218m², 4-bedroom, 2 bathroom home fits perfectly onto an 829m² easy care section in the beautiful, sought after location of Cambridge Park. Family friendly and modern. Only a two-minute drive to the heart of Cambridge or Leamington and easy access for the Hamilton work commute, this property is perfectly positioned down a private driveway on a back section.

Driving into the property you will arrive in your internal access double garage which is complete with a work bench space and laundry. Through the hallway you will come across 4 double bedrooms, the master with a walk-in wardrobe and en-suite. The bathroom with a shower and separate bath and a separate toilet.

The kitchen is the heart of the home with a cook top and wall oven for your cooking needs, dishwasher, walk in pantry and is open plan with the dining and living area. This area is also perfect for entertaining with bi fold doors that open out to the sun-soaked patio area. And finally, a separate lounge/family area for convenience.



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Cambridge 88 Hall Street

3  1  2+  2 

For Sale: \$1,080,000

Perfectly positioned under the beautiful Oak trees in Cambridge East is the gorgeous 88 Hall Street.

Easy access to Hamilton, the velodrome, River walks and just a short walking distance to the heart of Cambridge. This beautiful home has it all.

Fully fenced with mature gardens, the perfect outdoor setting is complete with a spa pool and louvres for those fun kiwi BBQ nights. The double garage holds not only a work bench for all the handy men/women, but also a large at home office or hobby room. Partly renovated and built for family living, this lovely home holds 4 double bedrooms (the master with an en-suite and walk-in wardrobe). The kitchen and dining are open plan and lead around to the living area which can be closed off for convenience.

The laundry is a separate standout feature of this home, built for practicality and also holding a guest bathroom for convenience. Fully insulated with heat pumps in the dining area and outdoor room and an electric fireplace in the living room this property is dry and cozy all year round!



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Cambridge 3/201 Victoria Street

2  1  1 

For Sale: \$535,000

Renovations finished on 4th July for this 1980's property. Sitting on Victoria street, just 1.5km to the Cambridge expressway on ramp and only a 15 minute walk to the Cambridge shops. There is a park 200m away and Cambridge High school is on the other side. With all this, a primary near by and multiple early childhood centres you truly are in a prime location.

Cross the freshly laid pebbles and rise up to the sun filled partially enclosed veranda. Upon entry you'll notice a vaulted ceiling exposing the lovely white trusses. A heat pump ensures a warm wake up for those frosty Waipa mornings. The kitchen hosts a breakfast bar, dishwasher, oven and plenty of bench space. The second dutch door takes you out back to the washing line. Down the short hall is the trio, 1 bathroom, 1 double bedroom and 1 single bedroom. This property has a fresh coat of paint inside and out. It is empty and ready to be lived in.



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Cambridge 1 Burr Street

4 1 2 2

For Sale: \$1,100,000

Located in the beautiful Oaklands of Cambridge East and sitting proud on a 749m² corner section, this fully fenced property is ready for new owners! Walking into this beautiful 219m² family home you are met with a stunning glass wall, boasting 4 bedrooms and 2 bathrooms, the master with an ensuite, walk in wardrobe and opens out to the outdoor entertainment area. The heart of the home is found in the open plan kitchen, living and dining area with double bi fold doors that open completely to the outdoor entertainment area for amazing indoor/outdoor flow. Another perk of the property is the extra family room that can either be opened to the kitchen area or closed for privacy.

The outdoor area is built for entertaining with a low maintenance stone garden for convenience. Fully fenced, perfect for pets, the yard holds a garden shed and is complete with a double garage.



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Cambridge 58a Moore Street

2 1 1 1

For Sale: \$625,000

Update this 1990's original to suit you. Gardens surround the front of the section and the veggie patch is out back. Ramped entry takes you into the open plan lounge, dining and kitchen. Past the kitchen you will find two double bedrooms on the right, a laundry in the middle and the bathroom on the left.

Who's it for;

Easy access requirements

Stepping on to the ladder

Renovators

Adding to your portfolio

Downsizers

Retirees



Finn Hawkins

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HOME BUYERS EVENING

Join us for a FREE informative evening to assist both experienced and first home buyers in today's competitive market.

**27th September 2022, 6:00pm
(drinks and nibbles from 5:30pm)
Location: 57 Duke Street, Cambridge**

**Call 07 827 8815
Email cambridge@harcourts.co.nz
to register for this FREE event.
Please RSVP by 23rd September 2022**

Harcourts Cambridge
Licensed Agent REAA 2008

Morrisville





Morrinsville 20 Strathmore Street

1 1 1

For Sale: \$439,000

Even though the home has undergone a significant upgrade, the size and space of the section allows more room to expand your home, add some decking or garaging on your own freehold title.

Homes at this price and position are few and far between around here so now is your chance to grab this opportunity.

PLEASE NOTE the rear cabin shown is an excluded chattel at this stage.



Neil Goodger
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Morrinsville 2 Anzac Avenue

3  1  1 

For Sale: \$499,000

This fully renovated 3-bedroom home is ready and waiting for its new owners. Perfect for first home buyers, investors or downsizers. The large open plan living area has a heat pump and flows to the sunny entertainers. The home is set to the front of the fully fenced 678m2 section leaving plenty of space for children or pets to roam.

Call Danielle or Tegan to arrange your viewing.



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Tegan Spooner
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Morrinsville 10 Snell Street

4 1 1 2

For Sale: \$625,000

Sitting on a spacious 804m² corner site a short distance to town this four-bedroom home is perfect for the first home buyer or renovator alike. This home has been well maintained over the years but leaves plenty of scope to add your own mark.

The four bedrooms are of good size and lend themselves to other options such as a separate dining room, second living area, or work from home office space. The centrally located bathroom has a future proof flat floor shower/wet room and there is a separate toilet.

The tandem garage plus extra storage sheds, dual entrance points and caravan / boat storage pad mean plenty of room for all your hobbies. The rear of the section has been fenced securely for your peace of mind. Our Vendor has made the decision to head South so this property must be sold! Call Danielle or Tegan today to view or come along to one of our scheduled open homes.



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Morrinsville 16 Alexandra Avenue

4  1  1 

For Sale: \$665,000

Built in the day homes were made to last, here's your opportunity to settle in a handy location to schools and town. On a nice easy-care section yet providing four bedrooms if needed as well for children or work from home now's the time to pick up this value package.



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Morrinsville 13 Williams Avenue

4  1  1 

For Sale: \$749,000

Whether its extra parking, extra decking, or extra living there's room to park one and all here. Off street parking for work vehicles, boats, and motor homes etc. Its all here nice and easy on the concrete laid now.

The supersized deck offers some shade and sun as well as a little sneak peek over the other homes out towards the hills.

Downstairs has the fourth bedroom with a toilet in the super laundry to make the most of the rumpus room and office that's tucked away nicely down below as well.

Yes, if you're looking for a little extra value, this is the home that has those features and with owners knowing where they're off to next all you have to do is come park yourselves here.



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Morrinsville 25 Williams Avenue

3 1 1 2

For Sale: \$749,000

Yes, the price has been adjusted! Now is the time to act! Bring us your offer!

Whether you are starting out or starting over this is the perfect home for you. Offering three good size bedrooms (two double, one single) positioned well for the sun with modern kitchen and updated appliances for starters.

Add the spacious separate living offering great indoor/outdoor flow and space on the terrace for a table and a couple of chairs where you can sit back relax and take some time out for yourself.

Plus, the heating options from a wood burner to a heat pump and HRV, plenty of options for the cooler and warmer months.

Adding the finishing touches with a standalone double garage, two fantastic entrances and off-street parking for the boat, caravan, or campervan. Completely fenced section approximately 708m² on a freehold title. What else could one hope for? Plenty of options here!

Pop along to one of our scheduled open homes and see for yourself exactly what this wonderful property offers.



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Donna Oakes
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Harcourts

Kevin Deane Real Estate



Morrinsville 2A North Street

2  1  1  1 

For Sale: \$780,000

Leave the car at home - you can walk to town from this fabulous Townhouse.

Single garage with internal access plus additional parking!

Spacious sunny and modern open plan living and dining with a stunning kitchen.

Room for family gatherings - Heat pump plus a closed in log fire together with the sun that pours in, you won't be cold this winter!

New floor coverings topped with quality drapes and blinds throughout the home - Nothing to do here just move in and enjoy.



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Donna Oakes

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Morrinsville 39B Coronation Road

5 2 2

For Sale: \$785,000

If you've been looking for something a little out of the ordinary with some history, charm and class in abundance, then here we go. Standing tall and proud on a low maintenance 500m2 section and all rugged up for winter with retrofitted insulation and a gas fire in each of the two light filled living areas. The kitchen is well appointed with a large pantry and adjoins the generous sized laundry. Both bathrooms have been recently upgraded, outside repainted and the carpet started as well but now the time has come for my Vendors to seek their future in the lucky country over the ditch.

Make no mistake we cannot live in this house and live in another country, so this beautiful character home has to go.



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Morrinsville 15a Strathmore Street 4 1 2 2

Price by Negotiation

This tastefully renovated 4-bedroom home sits proudly on an 801m² (approx.) section boasting a light filled family sized entertainers' kitchen and living area, new paint inside and out, stunning original polished timber floors, and a neutral colour scheme throughout making for a stylish home whilst bringing the character here to life. Your comfort has not been compromised with the wood fire, heat transfer system, heat pump and insulation from top to bottom including external walls. Stepping out through the bi-fold doors from the dining area you will find your perfect space for alfresco dining and summer entertaining on the deck and a fully fenced back yard for the children and pets to play. Accommodation is plentiful with the four double bedrooms, master complete with walk-in robe and ensuite the remaining bedrooms are serviced by the contemporary family bathroom with further practicality found from the tucked away separate laundry. The home when professionally fully renovated has been completely re lined, re wired, re plumbed and repositioned on new foundations to give you peace of mind. The new addition of the detached double garage completes this stunning family package.



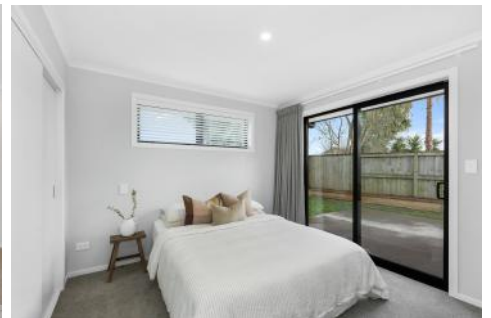
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TIP TOP
Townhouse



Morrinsville 61b Lorne Street

2 1 1 1

For Sale: \$829,000

Situated within walking distance to town in a near new complex is this high quality 2-bedroom townhouse awaiting your inspection. Spread across a generous 124m² (approx.) featuring an open plan kitchen which has been finished to the highest standard, open plan living area, two double bedrooms which are serviced by the practical family bathroom and a single internal access garage. Set on a fully landscaped 400m² (approx.) free hold title and set back from the road for your privacy.

Call Danielle or Tegan to view or come along to one of our scheduled open homes.



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Morrinsville 40 Coronation Road

3 1 1 2

Price by Negotiation

Set to the front of the fully fenced, family sized 1333m² (approx.) potentially subdividable section and ready for its next loving family is this 3 bedroom + office home with an XL shed.

As you step into 40 Coronation Road you will immediately feel the warmth and comfort provided by the wood fire, large heat pump, HRV and heat transfer system. The large open plan kitchen/dining area provides a great entertaining space for family and friends and flows to the outdoor entertainment area and deck overlooking the large back yard. The bedrooms are of good size and have had double glazing installed for an extra layer of warmth and are serviced by the family bathroom and separate toilet. The main attraction for the car enthusiast or hobbyist will be the 10m x 7m shed at the rare of the property and there is ample off-street parking to complement the shed also. Located a short distance from all local schools there are plenty of reasons to choose 40 Coronation Road as your next abode.



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Morrinsville 55b Allen Street

3 2 2 2

Price by Negotiation

Whether you're looking for an easy lock and leave proposition or entertaining at home in luxury this home has the goods. Extra little features such as underfloor heating and the induction cooktop add those little touches one can expect in the best builds. The private portico boosts the indoor-outdoor entertainment package this little piece of private paradise provides. Might be wise to view this quickly as times ticking on this sale.



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Morrinsville 4 Morrin Street

3  1  2  1 

For Sale: \$839,000

Free yourself from the maintenance wheel and enjoy living in this newly built home in Morrinsville's newest subdivision. The open plan kitchen/living area are filled with light and flow to the easy-care section. Accommodation consists of three double bedrooms, the master with ensuite just as lavish as the family bathroom. Surprisingly practical inside and out with smart use of space, this is your chance to make life a little easier on the home front. Surplus now to my owners needs this is your chance to pick this package up now.



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Morrinsville 21b Snell Street

3 2 2 2

For Sale: \$859,000

Don't miss this wonderful opportunity to own a sunny well designed modern brick low maintenance home. Set back off the road this secret hideaway awaits.

With solar panels guaranteed to keep your electricity costs down, log fire and heat transfer plus two heat pumps/air con units what else could one want to keep you nice and toasty in the cooler months and cool in the summer. Step out into the lovely covered entertaining area from the spacious kitchen/dining/ family room and enjoy all year round entertaining. If it's peace and quiet you are after then take advantage of the separate living area where you can sit back, relax and enjoy some quiet time. Three bedrooms are serviced by a family bathroom as well as the main bedroom having the ensuite. The double garage with internal access, plus additional parking, garden & woodshed completes the package with easy care gardens and a fully fenced section, safe for children and pets.

Viewing by appointment, phone Susan or Donna to arrange your time.



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Morrinsville 27 Deanna Avenue

4 2 2 2

For Sale: \$899,900

Set back from the road down the drive awaits this lovely brick family home which has been enjoyed for many years by the current owners. It is available now for a new family to love and call it their own! A décor refresh adding your personal touches will bring her back to being the beautiful home that she once was. Offering four bedrooms, master bedroom with walk-in wardrobe and ensuite. The two separate living areas provide space for the whole family. Add the spacious open plan kitchen with a lovely outlook and private setting with access onto a Reserve. Fabulous indoor/outdoor flow to the lovely private garden where you can relax and enjoy with family and friends.

Plenty of room in the double garage, adding internal access plus workshop and plenty of off-street parking.



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Morrinsville 16 Morrin Street

3 1 2 2

For Sale: \$923,000

Much love has been put into this Chic Property!

From the moment you arrive you know this home is going to be something special!!

Step inside and see the quality that has been used to enhance this three-bedroom home.

From the floor coverings to the window dressings and the light fittings.

Master bedroom with ensuite and walk-in robe, plus two further double bedrooms and gorgeous main bathroom. A great design with open plan living, dining, kitchen,(ideal for the family get togethers), plus quality fixtures throughout and walk in pantry.

Add the Bi-fold doors to entice you outside on a lovely sunny day and enjoy entertaining on the expansive decking. Privacy and security with fencing and gates, so children and pets can play safely.

Double garaging with internal access and off street parking for extra vehicles. Deadline Sale 27th July 2022 4pm unless sold prior.



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Morrinsville 6 West Street

4 2 2 2

For Sale: \$930,000

Its all about location when considering this property. On offer is just over 4000m2 with a solid 4-bedroom, 2-bathroom home. This home does need some finishing but take into account the proximity to everything. From the park just over the road, the river walks, the town pool and tennis courts, to the service area and town centre this location is prime and so sought after.



Kevin Parry

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Morrinsville 1 Augusta Place

4  2  2  2 

Price By Negotiation

The bespoke pathway for one's arrival sets the scene for what lies beyond the entrance to this immaculate home. The level of planning, attention to detail and quality of finish has to be seen to be appreciated. Everyday living and entertaining are based around a superb kitchen with island counter with sink that can easily become the wet bar, snack bar, server or work surface should one desire with the bonus of the scullery having its own sink and dish drawer as well to hideaway those messy days. Right there as well lies the main living area flowing to its own deck for summertime fun, or for those winter nights a lovely wood fire is tucked away nicely for warmth and comfort within. Moving within the rest of the home, good sized bedrooms are the standard but once again the bar is raised within the homes two bathrooms leaving one's own thoughts of luxury and relaxation right at the door for all to enjoy. This home makes a statement in luxury living everyday with the undertone of simple elegance everywhere one moves. Now's your chance to enjoy this opportunity for living the life you deserve.



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Morrinsville 117 Tauhei Road

4 2 2 2

Price by Negotiation

Our vendors have found their next home and this outstanding package is seriously for sale. In prime position just an ever so convenient (8 mins approx.) drive to Morrinsville awaits this elegant lifestyle property perched proudly on 2800m². Built in 2019 by Downey Designer Homes this stunning home has spacious living for the whole family. Accommodation is comprised of 3 generous sized bedrooms including the master suite, which is the perfect parent's sanctuary, opening with ease to the deck space and is complete with walk in robe and gorgeous ensuite with a tiled shower. The remaining bedrooms are spacious and are serviced by the equally lavish family bathroom. The elegant open plan kitchen is the hub of the home completed with the large gas stove, Caesar stone bench tops and the much-desired scullery which will fulfill your storage dreams. The living area is filled with natural light and flows effortlessly to the two large entertainers' decks at the front and rear of the home, the perfect space to unwind. Couple this with the separate family lounge which makes for the ideal kids' hideaway or family movie room. Your comfort has not been spared with the wood burner and heat pump providing the perfect climate throughout the home year-round. The package is completed by the substantial sized laundry adjoining the double internal access garage which has been finished with garage carpet. Not to forget the space for the toys in the additional 75m² (approx.) shed with sleepout/hobby room plus toilet which lends itself to many options. Buyers looking for serenity and the ideal step into elegant lifestyle living will be drawn to the high-quality home in a spectacular setting. An easy commute to Hamilton, both coasts of New Zealand and Auckland this is a package not to be missed.



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192K

Bayleys

136K

Ray White

133K

Barfoot & Thompson

70K

Property
Brokers

harcourts.co.nz had
more unique visitors
on average than any
other real estate group
for March to May 2022*

*Figures based on the average number of unique visitors over a three month period, source: Similarweb, online ratings average unique audience for real estate, harcourts.co.nz (all licensed agent real estate, classified by state).

Harcourts

Matamora





Matamata 16 Central Street

2 1 1

For Sale: \$519,000

An original and cute two bedroom home part of a duplex comes to the market priced to sell now. Double bedrooms off the lounge this 1940s cozy home is insulated in the ceiling and underfloor with a wood burner. A separate kitchen and dining area complete the picture. A separate laundry and the jewel is the very large expansive section of more or less 600m² to the rear of the home. Solidly constructed in weatherboard cladding and concrete tile roof. Generous views north to the Kaimais you can sit in your lounge and soak up the views. A carport for garaging but potential development to build a garage out the back. This is an opportunity to purchase a lead in property; get on the property ladder and add value to the home...



Roger Child

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Matamata 61 Station Road

4 1 1

For Sale: \$795,000

This well presented Huntly brick home on a 859m2 section is positioned well for the sun and in the perfect location for the kids to walk to any of the many schools and pre-schools in the area. The interior of the home has been totally renovated, giving it a very tasteful neutral tones look. You'll find a recently installed modern kitchen/dining room with attractive and easy care polished native Tawa wooden floors. The dining room leads internally to a good sized lounge and gives outdoor access to a covered patio area and the large concrete entertainment and BBQ area. The lounge has a heat pump installed, a ceiling fan, loads of light from the two large windows and outdoor access to the western side of the section. The modern bathroom has a large shower and vanity unit and the same native Tawa wooden floors. The homes toilet is conveniently separate to the bathroom. The children will have plenty of space to run around in the fully fenced section, and for the right price the large swing set and the playhouse may also stay!!! For the guy who wants a bit of a man cave, there is a single garage with a large amount of storage and workshop space at the side and rear, as well as a double carport on the front of it for off the road parking of other vehicles. There is even space by the carport to park the trailer and a gate down the western side of the house to get the trailer or another vehicle to the back of the property. To delight the gardener in the family there is an automatic watering system already in place and a big garden shed down the back for all those garden tools.



Kevin Tappin
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E kevin.tappin@harcourts.co.nz



Matamata 20 Central Street

For Sale: \$795,000

4 1 1 2

Situated in a well-established area of Matamata on a 692 m2 section, this 160 m2 home is brick construction with an iron roof. The home has 4 double bedrooms, with the main bedroom having a massive "his and hers" walk through wardrobe leading to a modern ensuite with a shower, vanity and toilet. The 4th bedroom has no built-in wardrobe, so could be used as either a bedroom or an office. It has 2 lounges (at opposite ends of the house), a bathroom with a bath and a shower and a separate toilet. The kitchen is the original classic 1980's style kitchen with a pantry and plenty of cupboard and drawer storage. The dining room is open plan with the kitchen and flows through to the high wooden ceiling formal lounge. The front entrance to the home is through the dining room. This formal lounge has a heat pump installed for those cooler days, a ceiling fan to move air around and sliding door private access to the rear of the section. The 2nd lounge is very large, with a built in dual cupboard and shelving unit. It also has sliding door access to the side and rear of the property. Would this be the perfect separation for the family teenagers? The laundry nook is compact and is accessed through the kitchen. An external door off the laundry provides easy access to the clothesline. Behind the house there are 3 raised gardens for all those home grown veges and with 2 garden sheds there is ample space to store your garden tools and lawn mower. The easy access single vehicle garage is combined with a nice sized workshop area. Very handy to town and schooling, a golf drive away from the newly constructed Headon Stadium and close to all the amenities that Matamata has to offer.



Kevin Tappin
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Matamata 26B Manuka Street

For Sale: \$598,000

2 1 1 1

This tidy 2 bedroom red brick unit is close to schools and to town and just down the road from Pohlen Park and Headon Stadium. It has an attached single garage, a garden shed and a long narrow outside room that used to be a bird aviary, but is currently used as a workshop. The location is very handy to Parkside Villas, so if you have friends living there, you will be able to just meander 100m down the road for a visit. The main bedroom is a good sized double and the second bedroom has a king single in there now. The bathroom was renovated a few years ago and has a nice big walk-in shower, a toilet and a vanity. The open plan kitchen, dining and living area is a decent size and has a heat pump installed to keep you warm or cool depending on the season. The conservatory area on the front of the unit provides the front entrance to the home and provides you with a really lovely place to sit in the warmth and watch the world going past. A second access on Central Street allows you to access the rear of the section with a trailer, making getting rid of garden waste a breeze. The section is beautifully maintained by the current owner and boasts a couple of raised vegetable gardens behind the building being used as a workshop. Access to the rear door of the garage, the garden shed and the workshop is from the back door of the unit. This whole back area is roofed so you won't get wet going to and from the garage, and no more wondering if you'll get the washing dry with clothes lines under the roof. It gives you a nice, cosy, weatherproof area to sit in and have a quiet cuppa, while pondering life, listening to the radio and watching what's happening in your garden. If you would like a private viewing please feel free to ring Kevin Tappin anytime on 027 271-9007.



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Waihou 1 McCarthy Street

For Sale: \$825,000

4  1  1  3 

With one of the very best views of Mount Te Aroha, this lifestyle property is situated in a prime location, in the very heart of the Waihou township. The family friendly property is packed with features outside with a fully fenced 2,706sqm section, a double garage with sleepout, a single garage, 3 garden sheds and a wood shed. A private water bore provides you with beautifully fresh clean water and a connection to mains wastewater means no worries dealing with that.

As you enter the property you will be impressed at the size and space of the grounds and you'll see vegetables, roses, flower gardens and fruit trees galore, that have all been lovingly tendered by the current owner.

This 1974 built home is constructed of white summit stone brickwork with wooden joinery. There is new carpet in the hallway and in the open plan lounge / dining room and near new vinyl in the kitchen. The remainder of the house is original, and needs some TLC, allowing you to select the wallpaper and the paint colours of your choice. The four bedrooms are all a good size.

Weekends could be spent tramping up Mount Te Aroha, checking out the Te Aroha Mountain Gold Mining Walking Tracks in the Waiorongomai Valley, cycling the Hauraki Rail Trail or swimming, playing or bathing in the spas at the historic Te Aroha Domain. All these activities are available in Te Aroha, just a few minutes drive from Waihou.

If you are wanting to slow down your lifestyle, this property could have your name all over it, so make the call to view today and see what possibilities this could open up for you and your family.



Kevin Tappin

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Matamata 18 Gladstone Road

For Sale: \$682,000

3  1  1  2 

Our owners have decided that it's time to sell this classic three bedroom bungalow. Well positioned to capture the sun with an effective log fire/wetback and large heat pump which services the three bedrooms, plus a feature fire place in the lounge. This 1950's build has an approximate floor area of 130 m2 and in recent times the bathroom and large kitchen have been remodelled. There are tiled floors and good carpet. The lounge has doors that open out to a spacious deck which makes for a fabulous summer entertainment area .Has a detached double garage and numerous sheds. A fully fenced section of 1194 m2 will ensure safety for children and pets. This home has been tenanted and would make a great rental option or a spacious family home which is handy to all amenities that Matamata has to offer.

Come and view this interesting home!



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Matamata 10a College Street

For Sale: \$618,000

3  1  2 

Location couldn't be better. This two bedroom home with large fully consented sleepout on the boundary of the College and around the corner from the Intermediate and Primary schools. Set on a 700m² section. Fully renovated with new carpet, vinyl flooring, painted outside and throughout is ready for sale. Complete with heat pump, closed wood burner, a small west facing deck completes the look. The sleepout is generous in size adding value to the home. There is parking for three cars. If you are a first home buyer, an investor or looking to downsize this is an absolute must to view. Visit online or call me and make an appointment to view...

Call Roger...



Roger Child
P 027 496 5104
E roger.child@harcourts.co.nz



Matamata 7 Kaimai Drive

For Sale: \$885,000

3 1 2 2

Our owner is downsizing, and this presents an opportunity for you to own this substantial home. On a cared for section of 930 m², this 80's built brick home boasts a floor area of approximately 210 m². Comprising three generous bedrooms, the master has an ensuite with walk in robe and has a door leading out to a private patio. There is an office with a shower. The family bathroom has a bath, vanity separate toilet, and there is a separate laundry. The kitchen has been modernised and has excellent appliances. With a dining area plus separate lounge there is plenty of room for everyone. There is a gas fire in the lounge, and with plenty of glass it is beautifully sunny and leads out through a ranch slider into the private garden. The double garage has internal access and outside is a small storage shed. Very handy to town, this home is a must to view.



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Whether you're buying, selling, renting or looking for a property manager, it's the people that make all the difference. When you work with Harcourts, you're working with people who consistently deliver award-winning levels of service year after year.



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Harcourts

Pufaruru





Putaruru 5 Charles Crescent

For Sale: \$675,000

4 1 2 1

Family-friendly, pet-friendly, relationship-friendly - you name it, this home is super-friendly, with plenty of space for everyone to relax and unwind, or to move and groove! This well-loved home boasts four bedrooms and a good-sized bathroom, complete with bath and separate shower. The open-plan kitchen/dining area is complemented by a separate lounge; the fire and DVS system promises year-round comfort, and a separate laundry enhances functionality. The bones of the home are sturdy, and astute purchasers will recognise this as a golden opportunity to imbue the property with their own sense of style. The home's serene ambience is amplified by the gardens which frame it, creating an eminently peaceful spot for entertaining or unwinding. The lawn offer plenty of space for the kids to let loose, while a swimming pool acts as the centrepiece for summertime fun. The location is excellent, with everything from the motorway and the iconic Te Waihou Walkway (Blue Springs) to trendy cafes, all within easy reach. Make no mistake - this is a big opportunity for one lucky family. Our vendor's thoughts are now firmly fixed on the next chapter in their lives and a sale is imminent. Immediate action is required - contact me today for more information.



Lee-Ann Stuart

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E leeann.stuart@harcourts.co.nz



Putaruru 3 Margaret Street

For Sale: \$665,000

4 1 1 1

There's a lot to love about our feature property, a character-packed villa that's superbly located and will immediately attract interest from families of all shapes and sizes. Inside, this sun-soaked home boasts 4 bedrooms, a large family bathroom, a highly functional kitchen, and living spaces that are guaranteed year-round comfort thanks to the warmth of the heat pump and the two open fires. Outside, the expansive section is the perfect place for the kids to play and the pets to roam, while garaging and an abundance of off-street parking complete the appeal. Families who love to get outdoors will be drawn to the nearby Blue Springs and the Waikato river trails, where an array of walking trails and cycling tracks allow you to make the most of this very special part of the country. Having been priced to sell, this is an attractive proposition for any purchaser. Viewing is a must - pop into an open home or call to arrange a time.



Elaine Kennedy-Yates
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Lee-Ann Stuart
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E leann.stuart@harcourts.co.nz



Putaruru 655 Overdale Road

4 1 1 2

For Sale: \$949,000

Tucked away at the end of a quiet cul-de-sac on the outskirts of Putaruru is the lifestyle property you and your family have been dreaming of! Inside, this sun-soaked home boasts four bedrooms, a large family bathroom with bath and separate shower, and a highly functional kitchen. The large 9 x 14 garage is an added bonus for the handyman or mechanic or extra storage for the cars which is fully alarmed, while the entire section enjoys a sense of peace and privacy thanks to its setting back from the street. It's little wonder our vendors have stayed put for so long; the location is superb, with the quiet cul-de-sac providing peace of mind but the close proximity to a host of amenities ensuring you're never far from the action. Having reached the decision to downsize our vendors' sights are now firmly fixed on the next chapter in their lives, and they are determined to achieve a result.

Contact Lee-Ann or Elaine today for further details.



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E elaine.kennedyyates@harcourts.co.nz



Lee-Ann Stuart
P 027 270 7792
E leann.stuart@harcourts.co.nz



Putaruru 22 Philip Street

4 1 2 2

For Sale: \$869,000

Located on a quiet cul-de-sac, this robustly constructed residence is perfect for families looking to establish themselves in a great part of town. Accommodation is provided by four bedrooms, office with two well-appointed bathrooms ensuring family harmony. The contemporary kitchen and butlers pantry is complemented by one superbly appointed living areas, with ranch sliders offering excellent indoor/outdoor flow and bathing the home natural light. Heat pumps and a gas heating contribute to the warm and inviting atmosphere, while practicality is augmented by the separate laundry and fantastic storage. Outside, the established gardens create a restful ambience, the sun-soaked BBQ area is the ideal place to entertain, and the manicured lawns offer ample room for the kids to play. Double, internal access garaging with a double carport in front, plus a full size single garage workshop outback is the icing on the cake. Our vendors have cherished their time here, but having made the decision to move on and are determined to achieve a result as swiftly as possible. Homes of this calibre, in this sought-after location, are a rare find indeed, and interest is sure to be high as a result. Act quickly -call now for more information.



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Putaruru 37-39 Neal Street

2861 Sqm

For Sale: \$460,000

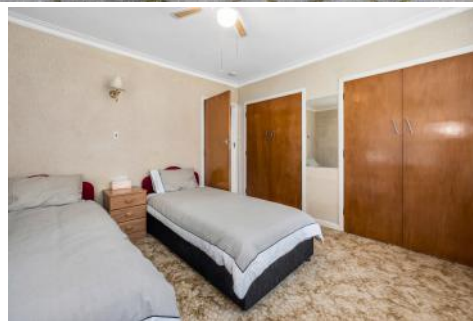
1. Build a Beautiful new home on this 2861sqm section within easy walking distance to the shops. How many people can have such a lovely position so close to town?
2. Have you thought of relocating a lovely home you have spotted in the removal yard that is just waiting for you?
3. Would you be interest in buying half this site (both with Road frontages)?
4. Would you like half this section for your new home.?

If so phone me today on Mobile 0274966773 or 0800 435 246 if any of these options fit your plans for future housing or investment.

The shed that is on the site will be removed by the owners or left in place if the buyer requires it.



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Putaruru 96 Tirau Street

For Sale: \$498,000

3  1  1  6 

Situated within walking distance of Town, this substantial brick home would make a great family home or a gilt-edge rental investment! Accommodation is provided by three bedrooms and is complemented by two bathrooms (one with wet floor) and two separate toilets. The open plan living area is a warm and sunny space, with a heat pump guaranteeing year-round comfort.

The outdoor space is just as well-balanced, with the courtyard garden providing enough to keep those with green thumbs entertained without requiring endless hours of maintenance and upkeep. With six car garaging being the icing on the cake. The local supermarket and a host of shops and amenities are all within walking distance, making this an incredibly convenient part of town to live in! Make no mistake - this delightful home and this convenient location combine to create a thoroughly-compelling proposition, and one which requires your immediate attention. Do not delay - contact us now for more information!



Lee-Ann Stuart

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Arapuni 22E Sanders Street

For Sale: \$620,000

3  1  1  2 

A property with options is what this property offers. Whether you are downsizing, a first home buyer or looking for an easy investment property, don't delay in coming to view today.

- 3 Bedrooms
- Great sized family bathroom
- 2 Toilets
- Separate laundry
- Heat pump
- Open concept kitchen and living room
- Double garage
- Fully fenced and private

Owners have decided it's time to sell and wanting to relocate down south so a sale is a must! Contact me today to view this property



Tracey Packwood

P 027 856 9442

E tracey.packwood@harcourts.co.nz

Harcourts

Kevin Deane Real Estate



Lichfield 38 Kinloch Road

For Sale: Price by Negotiation

1.7734 Ha

- Opportunity to secure the lifestyle you have been longing for
- Build your rural dream on this 1.7 ha sight
 - Rural-residential zoning
 - Potential for further development subject to Council approval
 - Water easement from the adjoining farm
 - Lichfield Primary just around the corner
 - School bus to Putaruru Collage/Intermediate



Lee-Ann Stuart

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Tirau 14 Bear Street

For Sale: \$618,000

3  1  1  1 

Superbly positioned in Tirau this delightful property is perfect for everyone from first home buyers to retirees, and is offered to the market by vendors who are determined to achieve a result. This large home features three bedrooms, a modern kitchen, and a lovely bathroom. Designed with families in mind, the open-plan living area offers plenty of versatility, while the heat pumps guarantees year-round comfort. Other highlights include neutral décor, a separate laundry, and ample storage. Pet lovers and families will simply love the wide-open spaces of this practically flat section. Set well back from the road and fully fenced, your privacy and safety are well maintained. The final piece of the puzzle is the location, with the peaceful setting and the proximity to Hamilton, Matamata, Tauranga and Rotorua. Lovingly maintained and tastefully upgraded, this delightful home is ready and awaiting its new owners. Our vendors' commitment to the next chapter in their lives means a sale is inevitable, and immediate action is advised. Call now to learn more.



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Tirau 5 Bexhill Terrace

For Sale: \$615,000

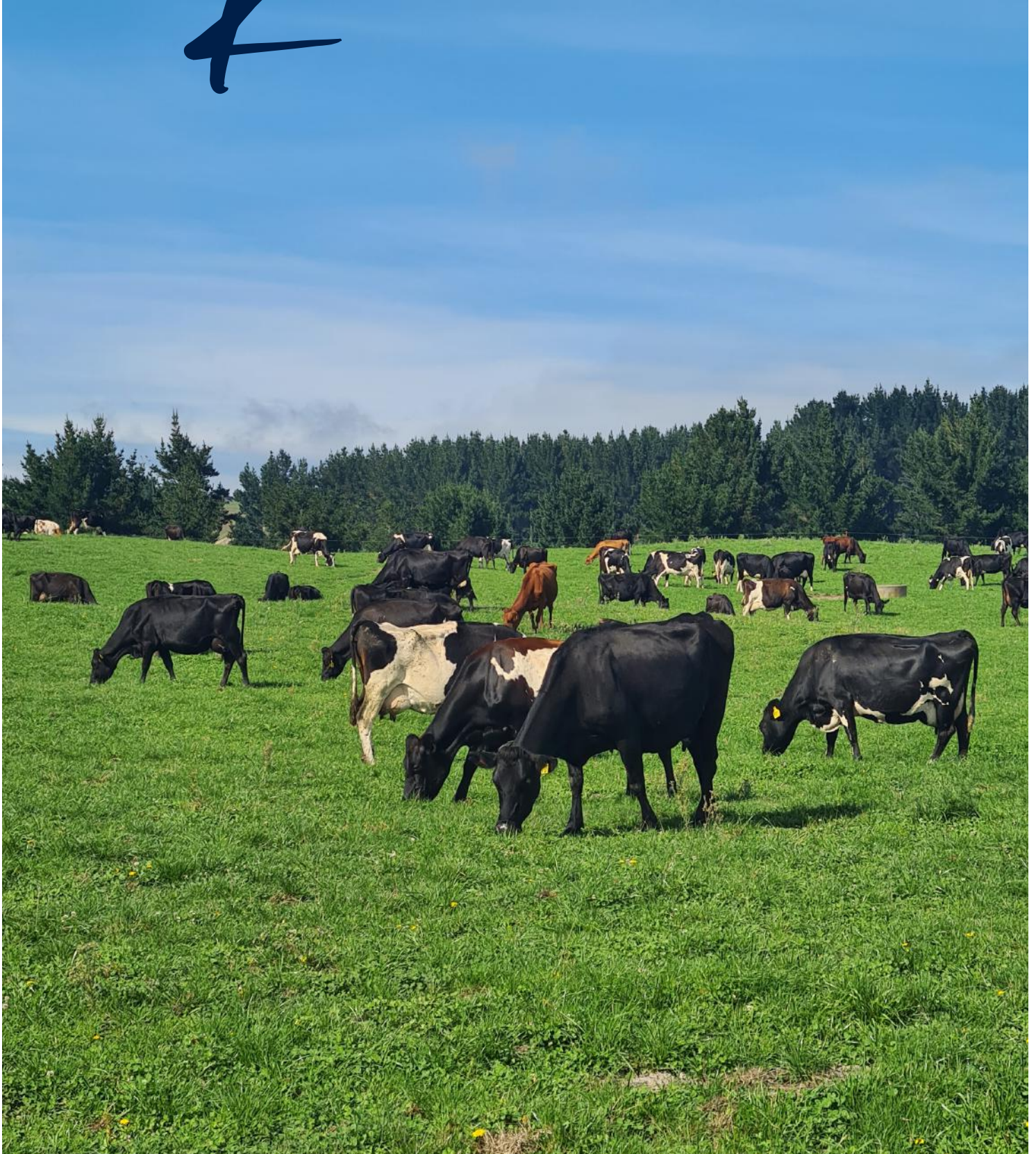
3 1 1 1

First home buyers, investors and professionals alike will be drawn to this potential-packed property, sitting just a stone's throw away from a host of the quality amenities that Tirau offers. Inside, three bedrooms are complemented by a well-appointed bathroom and a separate toilet, with a dining room that leads out to the BBQ area adding options and versatility. A log burner and significant insulation guarantee year-round comfort in the open-plan living areas, with a shower in the separate laundry that can be very convenient when getting ready in the morning. The 'man cave' is every kiwi bloke's dream-come-true, a generous space suitable for any number of pastimes or undertakings. With single/workshop garaging, carport, and plenty of additional off-street parking. The expansive section plays host to well-maintained lawns, mature trees and established gardens which adds to the appeal. There's a lot to love here! Families will be drawn to the great location and the proximity to school, while older purchasers with green thumbs will be attracted to the garden and the abundance of nearby amenities. Interest will be high, and immediate action is advised - call now to learn more



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Dural





Tokoroa 458A-C Key Road

316 Ha

For Sale: Price By Negotiation

Welcome to 458A-C Key Road , Tokoroa.

A stunning 285ha effective dairy unit, complemented with approximately 20ha of 8 year old pine trees, on a total of 316ha of land, more or less.

Featuring first class infrastructure currently milking 780 cows, this amazing opportunity is available as a going concern, or land and buildings only.

Its time to awaken your bank manager, get the family and the business partners together and come to view this amazing offering in a superb farming district and capitalise on the dairy pay out for the coming season,

For further information or to arrange a viewing call Gary or Mark today!



Mark Ingram
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E mark.ingram@harcourts.co.nz



Gary Stokes
P 021 351 112
E gary.stokes@harcourts.co.nz



Newstead 27C Marshmeadow Road 5.41ha 5 2 2

For Sale: Auction (11th September 2022, 1:00pm)

With a loving touch and an eye for detail this stunning property comes to the market in pristine condition. The 330m² (approx.) feature laden family home has 5 bedrooms + office; being an entertainers dream with seamless transition from indoor to outdoor living. The large deck area and portico with inbuilt fireplace/ pizza oven combination leaves you wanting to settle in for an evening drink looking over the property. Inside a quality fit-out incorporating designer kitchen, Ducted A/C, integrated sound system are just some of the features you'll discover in this quality home. Outside an orchard is developing and landscaped gardens are growing to provide privacy and setting. Home to the Somerton Park Clydesdale's, the huge stable complex of (approx.) 550m² with 11 generous stables, separate tack room, feed room, crush and wash down areas takes care of your equine demands. There is even enough room for motorbikes and a staff-room with unconsented accommodation. Nearby sits the hay-barn big enough for a horse truck and tractor. Head out to the well subdivided land on the excellent all weather central race and you may find yourself wondering what else you could possibly need. Please only view the property during our open days or by appointment.



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E mark.ingram@harcourts.co.nz



Kevin Deane
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E kevin.deane@harcourts.co.nz



Cambridge 353 Victoria Road

Price by Negotiation

📏 10.0347Ha

Just on 10ha of some of the Waikato's finest and just a two-minute drive to the Waikato Expressway lies a property of opportunity. Currently utilised as a breaking in and pre-training establishment this exceptionally well-appointed equine property offers so much to the equine industry enthusiast. With 800m sand track (highly regarded), 18 boxes, washdown bay, lunging ring, numerous day yards and a well subdivided paddocks the options are endless. Continue to train and breed your thoroughbreds or maybe put in your jumping or dressage arena; your property, your dream. From the moment you enter the property you can feel aura that this wonderful property exudes. The tree-lined driveway taking you one way to the stable complex and the other to the majestic lady, the beautiful homestead of yesteryear. The home has had some very tasteful work done to it; the rest awaits you and your interpretation. Naturally being winter the gardens are not full of colour but come the spring it makes for another vibrant dose of colour to the property's palette. On either side of the driveway, you will see the nicely subdivided paddocks with specimen plantings – this property is 100% effective.



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Kevin Deane
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Raglan 9 Tunarau Street

615sqm

For Sale: \$499,000

If you're after a good sized blank canvas section to design and build your dream home or holiday Bach, look no further. This north facing 615 sqm (more or less) contoured section enjoys a bush line with a peak of sea views. Build a second level and really soak in the views this property has to offer. This section is centrally located with only a 4 minute drive into the Raglan Township and a 40 minute commute to Hamilton City.

Rangitahi Peninsula is a stunning development to live in as well as a bit of coastal paradise on the West Coast of New Zealand.



Gary Stokes
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Morrinsville 180 Manuel Road

📏 525ha

For Sale: Price By Negotiation

Ever so rarely does the opportunity in the Central Waikato appear to purchase such a substantial holding as this 525ha at Tauhei. With the size and scope come opportunities and options to explore.

Do you continue to dairy with the strong pay out with nearly 300,000kgms and a phenomenal level of infrastructure in place? Maybe a large scale of beef finishing unit with some carbon credit plantings in place?

Or consider the solar options for power generation as the Waikato's needs continue to increase.

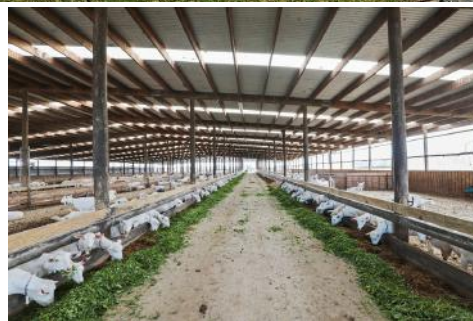
We also reckon it's a great location for the installation of chicken or breeding sheds with minimal neighbours and lots of separation from boundaries. We invite you to explore the property and its characteristics, we're sure you will be impressed with what is on offer. We have a comprehensive PIM plus full Fonterra Compliance Documents should you wish for further information. With the property being comprised of eight Certificates of Title the owners are open to prospective Purchasers tendering for the entire property or parts thereof.



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Kevin Parry
P 021 244 4668
E kevin.parry@harcourts.co.nz



Morrinsville 1532 Orini Road

36.5ha

For Sale: \$7,690,000 Plus GST (if any)

Righto here's the deal!! 36.5ha with all the improvements, 60,000 Dairy Goat Co-Operative shares, 600 CAE negative milkers plus an extensive range of machinery.

This property has done 90,000kgMS so will easily produce this level plus contract milk.

With the pay-out expected to be circa \$20kg again this farm posts a very healthy cash surplus.

Call me to view this exciting opportunity- I truly believe at this level the decision is an easy one!!

The Package Includes:

Dairy Goat Co-Op Shares - 60,000
600 does - mix of R1's and mixed aged
25 bucks

Machinery:

JD 5105M cab tractor
Keenan Mixer Wagon
Bergmann Royal Wagon 28S
T6070 New Holland Tractor
Komatsu WA80 wheels loader

DB tractor + Shaving wagon

Kuhn knight 8124 Muck Spreader
Emily Dryfeed Auger Bucket on
Trailer
484 International Tractor
4x auto kid-feeder machines
Juno feed push up robot



Kevin Deane
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E kevin.deane@harcourts.co.nz



Hikurangi 859 Russell Road

394ha

Price by Negotiation

When you buy this well-established dairy goat farm. 2021 is the year my vendors want to retire and so present their industry leading dairy goat operation for your perusal.

Multiple options exist here today;

1. Buy the entire package as a full blown going concern
2. Split the farm and Shares into two, and set up a second goat unit
3. Purchase the NZDG Shareholding (170,000 shares) and the leading genetics goat herd and relocate the operation to your own property.

So, they are ready to do a deal - it's time to hand the baton over...is it to you?

The New Zealand Dairy Goat Co-Operative is the envy of many with its first class reputation in all markets and its top of the industry payments to its shareholders (\$20kgMS paid in the 19/20 season)

Call me today in complete confidence for more information and to discuss your preferred purchasing option.

This is a serious money-making business.



Kevin Deane

P 021 970 902

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Karapiro 4/1 Tunakawa Road

📍 43.97ha

For Sale: Deadline Treaty

This is a fantastic opportunity to purchase a well-located property situated 10 minutes drive to Cambridge and 4 minutes drive to Lake Karapiro. This property has been in the same family for the last 100 years. The 40HA is flat to rolling and gives you plenty of options for cropping, Heifer grazing and other alternate farming.

- 10 aside herringbone cowshed
- 7 Bay Implement Shed
- 5 Bay Rosswood Haybarn
- Bore Pump with gravity feed to the farm
- Race to every paddock
- Well fenced into 40 paddocks
- Dairy farming two years ago
- Main house 4 bedroom 1 bathroom
- 2nd house 2 bedroom, office, 1 bathroom
- Lovely rural aspect

Properties of this type are rare to find at the moment. Seize the opportunity while it lasts.



Gary Stokes

P 021 351 112

E gary.stokes@harcourts.co.nz



Orini 45 Rye Road

2064sqm

An entry-level lifestyle opportunity in a centrally positioned rural community set on a sunny 2064m² section at the end of a quiet country cul de sac. A relaxing blend of quiet country living and city convenience where you can enjoy comfortable living with scope to update and add value. 10 minutes from the Taupiri interchange, 20 minutes drive from Morrinsville and 25 minutes to The Base, Hamilton.

- Hill or farmland views in every window
- Spacious open plan kitchen, dining, lounge & east-facing decking
- Plenty of storage cupboards
- 4 bedrooms/master with a walk-in wardrobe
- Single bathroom with a separate shower and toilet
- Large laundry/boot-room
- Wet-backed wood-burner plus a heat pump
- Recently re-carpeted
- Insect screen on windows
- Large double garage/workshop with lined room
- Close to local schools, gas station & shop
- Low upkeep cladding
- 40,000 litre rain water tanks
- Summer and winter fruit trees



Gary Stokes

P 021 351 112

E gary.stokes@harcourts.co.nz



Orini 668 Rutherford Road

📏 97.32ha

For Sale: Price By Negotiation over \$4,400,000

If you're looking for an affordable first dairy farm or maybe another property to add to your portfolio this easily managed 97ha will fit the bill.

With all flat to very gentle rolling contour the farm is totally effective and has a great range of support infrastructure in place including a modern lined effluent pond.

The super easy to manage H- pattern race gives you plenty of management options and with the top of the range races stock movement is a real breeze. With a tidy home and a short commute to the new Waikato Expressway at either Taupiri or Ohinewai you don't have to give up your lifestyle choices when moving here.

Seriously set for sale, pop out for a look at your earliest convenience and ride the dairy wave.



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