



## Secluded Rural Paradise Awaits You, 53.13 Acres

\$1,300,000 NZD

- Agriculture, House, Stream/River

If you have got plenty of gear, this cracking 21.5ha all-purpose rural lifestyler has all the shedding you need and then some. The excellent range of infrastructure, along with a good balance of mostly flat to easy rolling contour, provides for multiple farming options, whether calf rearing or sheep and beef farming and there is plenty of room for the horse.

With a 12-bay 350m2 implement shed and attached lean-to, a 112m2 four-bay workshop, woodshed and supplementary shedding, storage for all your gear will never be easier. Both implement sheds have electric power connected and the four-bay shed has three lockable doors.

A hay barn, stock shelter, three stand woolshed, sheep yards, cattle yards with load out and grazing for your herd or flock, along with a coop for the chickens, ensure your livestock will be well catered for.

The 188m2 1980s built family home has established lawns and gardens and features four bedrooms all opening onto decks, laundry, two bathrooms, open plan kitchen/ dining/ living area with cathedral ceilings, a modernised kitchen with engineered stone bench, induction oven and dishwasher, deck areas on which to relax and enjoy the rural views and double glazed aluminium joinery.

Mangawhata Stream runs through the property adding to its charm and provides water for stock and domestic use. The eight

grazing paddocks each contain at least one trough and the homestead has UV filtration.

Set in the Te Pohue district of Hawke's Bay, the property is a 30-minute drive (approx.) from Hawke's Bay Airport and Napier city, a 60-minute drive (approx.) from Taupo, while the nearby Mohaka River provides excellent opportunities for recreation and fishing.

If the lifestyle experience is something you have been dreaming of, this is your perfect entry-sized property. It would also suit existing lifestyle owners upsizing from a smaller holding or farmers downsizing from farm life but unwilling to leave behind the joys of rural living.

NZ\$1.3M + GST (if any)

#### Main Info

- Street Address : 3866 Napier-Taupo Road, Te Pohue, Hastings
- Lot Size Acres : 53.13 Acres
- Postal / Zip Code : 4182
- Lot Size Hectares : 21.5 hectares
- Closest City : Hastings
- Dwelling : Yes

#### Home Info

- Year Built : 1980
- Baths : 2
- Square Meters Main House : 187 square meters
- Half Baths : 1
- Bedrooms : 4

#### Broker Info

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Gary Brooks is the esteemed Managing Broker at PGG Wrightson Real Estate, leading a nationwide network of real estate professionals across New Zealand. With a 25-year legacy of excellence, Gary has built a reputation for professionalism, integrity, and exceptional negotiation skills, facilitating transactions exceeding \$500 million in rural real estate. His expertise spans large-scale farms, premium lifestyle properties, and forestry blocks, all supported by a deep understanding of contract law and market dynamics. Gary is committed to providing unwavering support to his clients, leveraging his extensive networks, market insights, and cutting-edge marketing strategies to deliver consistently outstanding results. From New Zealand's untamed wilderness to its vibrant cultural hubs, Gary Brooks and PGG Wrightson Real Estate offer unparalleled service and expertise, ensuring every client finds the perfect property and achieves success in their real estate endeavors.

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