



## **Purpose Built For Equestrian Enterprises, 5.16 Acres**

**\$1,600,000 NZD**

- Income producing, Off-Road

This rural estate provides an utopian environment for horse lovers in search of a lifestyle retreat like no other or those looking for extensive shedding.

The 2.1ha parcel is divided into 13 plus paddocks, headlined by a floodlit, irrigated 60 x 20 m2 equestrian arena and partnered by an extensive array of equine facilities, including stables, undercover wash bay, tack room and yards.

Surveying the tranquil surroundings from its elevated secluded position, the generous proportions of the elegant four bedroom homestead will satisfy families.

Sensibly warmed by a pellet fire and pair of heatpumps, the 230m2 floor plan is configured for effortless entertaining. Interconnected living and dining zones wind their way via a series of sliding doors to sheltered terraces where alfresco meals are liberally seasoned with sunshine.

The streamlined, contemporary kitchen cuts a stylish figure under the soaring beamed ceiling and its social breakfast bar facilitates relaxed interaction with the chef.

Accommodation includes a lavish master bedroom furnished with an ensuite, walk-in wardrobe and direct outdoor access with the rest of the household supported by a family bathroom, dedicated laundry and a large spa room.

A variety of standalone sheds and workshops cater to equine or small business requirements alike with the double Skyline garage equipped with a practical second smoko room and large concrete area, perfect for extra parking. The choices are

endless.

Set within a pastoral backdrop, minutes from Taradale, this exceptional property represents an opportunity for devoted horse owners or those seeking a lifestyle change and contractors yard. Enquiries over \$1.55m GST inclusive.

### Main Info

- Street Address : 6 Nilgiri Road, Poraiti, Napier, Hawke's Bay
- Lot Size Acres : 5.16 Acres
- Postal / Zip Code : 4182
- Lot Size Hectares : 2.09 hectares
- Closest City : Napier, New Zealand
- Dwelling : Yes

### Broker Info



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