



Actual view photographed January 2006

Exclusive and private, this approved 7131 sq metre (approximately) level building section also has council approval for a gently-sloped access road which will be shared only by the Orongo Bay Homestead owners and ultimately a maximum of 3 other possible new dwellings on the entire 6-hectare coastal estate. The views are spectacular and may not be built out.

The Homestead has a philosophy of land and wildlife preservation, so guarantees will be in place to ensure the purchaser of this and the possible 3 future lots retain native bush for privacy and for the survival of the indigenous and endangered Brown Kiwi, the nation's national symbol, which can be heard here in the quiet of the night. Other endangered species such as the New Zealand Brown Teal duck also populate this coastal oasis.

Location is 5 minute's drive from the quaint, historical town of Russell, handy to services and all points of the world-famous Bay of Islands.

Orongo Bay Homestead is prepared to negotiate arrangements for the upkeep and security, or the letting out of the purchasers' eventual dwelling during periods of absence, if required.

The lot is sold subject to the issuing of title, for which there is an existing council Resource Consent in place. It presently forms part of the Homestead estate, so is sold as a going concern and is subject to GST, which may in some cases be refundable. The vendors accept no responsibility for such refund and strongly recommend purchasers to take professional advice.

PRICE: NZ\$499,000 incl GST if any

A deposit of 15% will secure subject to signature of a standard unconditional legal purchase agreement

The Homestead grants registered, shared access rights to the purchaser through part of the existing landscaped estate in exchange for a contribution to the costs of forming the approved access. (Payable with deposit.) The 200m driveway is to be a private road for residents only. The estate has been certified Organic and chemical sprays may not be used unless organics-approved.

ENQUIRIES: EMAIL land@thehomestead.co.nz