

LAND AND VIEWS FOR SALE

BAY OF ISLANDS COASTAL NEW ZEALAND LIFESTYLE INVESTMENT
A PRIVATE EXCLUSIVE LAND PARCEL – **NOT** PART OF ANY MAJOR SUBDIVISION
AND JUST LOOK AT THE VIEWS!



Exclusive and private, **1.94 hectares, (4.8 acres approximately)** of elevated building section accessed mostly by a gently-sloped, partially sealed access road. The entire hilltop is shared by just one other owner, an environmentalist who is yet to build. Resource consent allows the new owner to further sub-divide into two lots. The views are spectacular and may not be built out.

Your privacy and investment is protected into the future, as consents prohibit any further development and covenants are in place to protect the extensive bush cover and environment. The Orongo Bay Homestead and Retreat are the only other dwellings on the entire 6-hectare (17 acre) coastal estate. This offer is below current registered valuation as at December 2008 so future return of investment may be expected.

The Homestead has a philosophy of land and wildlife preservation, so guarantees will remain in place to ensure the 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.

The operators of 5-star Qualmark rated Orongo Bay Homestead, awarded hospitality professionals, are prepared to negotiate arrangements for the upkeep and security, or the letting out of the purchasers' eventual dwelling during any periods of absence, if required.

REDUCED PRICE: NZ\$525,000 incl GST if any*

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

The vendors accept no responsibility for GST issues and while the price includes GST if any, we strongly recommend purchasers to take professional accounting advice.

The Homestead and owner of the other private hillside lot have registered easements guaranteeing access rights to the purchaser through certain parts of the existing estate. The existing driveway is a private road limited to these exclusive lots only.

The estate has been certified organic and chemical sprays may not be used unless organics-approved.

*The cost of the short extension to the existing sealed access and reticulation of services to meet the new lot boundaries are to be negotiated at the time of purchase. Consent subject to conditions.

ENQUIRIES: EMAIL enquiries@thehomestead.co.nz
or discuss with Chris and Michael who can walk you over the land