



# Information memorandum

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**290 Moetapu Bay Road, Moetapu Bay**  
[bayleys.co.nz/4135533](https://www.bayleys.co.nz/4135533)



# Method of sale

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**Deadline sale**

2pm, Thu 8<sup>th</sup> June 2023  
33 Seymour Street, Blenheim

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**Available on request**

LIM Report, Building Report

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**Proudly  
marketed by**

**Will Porter** 027 349 3244  
will.porter@bayleys.co.nz

BE MARLBOROUGH LTD, BAYLEYS  
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**Bailey Dewe** 027 829 8428  
bailey.dewe@bayleys.co.nz

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# Introduction

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5  2  4  2 

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## Impressive architecture brings luxury living to the beachfront

This could be THE home of 2023 for Marlborough. A masterpiece in its own league with nothing to compare. Seldom seen on the market, waterfront properties of this calibre are a rare find in locations other than the North Shore of Auckland. Drafted by renowned Wellington architect Gerald Parsonson and brought to life by Andrew Lawson Builders, this winning team ensured they took their time with this huge project, resulting in a picture-perfect blend of natural light, space and comfort with luxury finishing and superb attention to detail. Lending itself to large or multi-family use, the expansive 361sqm, five-bedroom home flows seamlessly over three levels and has internal and external access throughout. All rooms are thoughtfully positioned to enjoy views of established natives or out across Mahau Sound and generous decking means you will always have a spot to enjoy the view no matter the weather. This smart home was designed and built to exceed the discerning needs of the current owners and will do the same for anyone fortunate enough to also call this home. The surrounding beech trees provided the inspiration for the black beams that enclose the mood lit walkway. Combined with the natural soundtrack supplied by the ever-present native birds, your simple jaunt to the spa has you feeling like you are walking through an ancient forest. Visitor parking and garaging is a breeze with an expansive double garage hidden by a rolling cedar door, and an engineered parking platform that looks out through the treetops. Great drive-on access plus water access to a floating jetty immediately in front of the property and a mooring capable of accommodating a 10m vessel completes this stunning property. We feel very privileged to have the opportunity to market this property and with too many features to list, look forward to showing you in person. Will Porter - 0273493244, Bailey Dewe - 0278298428, Glenn Dick - 021731201

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# The property

|                                      |   |                          |                       |
|--------------------------------------|---|--------------------------|-----------------------|
| <b>Certificate of Title</b>          | 331106 (Freehold)   | <b>Legal Description</b> | Lot 2 DP 382901       |
| <b>Rates</b>                         | \$1,571.56 per annum  | <b>Property Number</b>   | PN532766              |
| <b>Capital Valuation (01 Jul 17)</b> | Land \$360,000<br>Improvements \$1,700,000<br>Capital Value \$2,060,000   |                          |                       |
| <b>Land Area</b>                     | 4,227sqm (more or less)   | <b>Floor Area</b>        | 361sqm (more or less) |
| <b>Built</b>                         | 2015 - Designed by Gerald Parsonson and built by Andrew Lawson Builders   | <b>Levels</b>            | Three                 |
| <b>Bedrooms (Five)</b>               | Bedroom one is externally accessed off the deck walkway and features an ensuite, study nook, built-in wardrobe. The second bedroom is the master and features doors opening to the deck with a queen bed, built-in wardrobe and ensuite. Bedroom three is on the lower level with doors leading out to the lower deck. Bedroom four features a queen bed and doors leading out to the deck. The fifth bedroom features doors leading out to the deck with two bunk sets, with three soft close drawers under the bottom bunk, and an inbuilt wardrobe - this bedroom shares a bathroom with bedrooms three and four. All bedrooms enjoy wonderful views of the sea or the bush. |                          |                       |
| <b>Bathrooms</b>                     | A bathroom located on the lower level features a separate shower and toilet. The master and bedroom one have ensuites that feature a rain head shower, toilet and vanity. The master ensuite also has a bath and doors that open to the spa deck. The living level has a separate toilet. All bathrooms are tiled and have quality fixtures and fittings.   |                          |                       |
| <b>Kitchen</b>                       | Timeless design, quality finishes and a thoughtful layout, the open-plan kitchen is simply a stunner. With granite benches, wall oven x 2, induction hob, range hood, two fridges, bar fridge, dish draw, soft close drawers and a beautiful view, cooking is a pleasure. The scullery helps keep things tidy and features a sink, fridge, dishwasher, fridge/freezer with icemaker.  |                          |                       |
| <b>Living</b>                        | The main living area is open-plan. Wooden flooring and ply lining provide a warm ambience and serve to contrast and complement the blues and greens of the stunning landscape outside. A fireplace keeps you warm in the cooler months and underfloor ducted heated keeps the home comfortable no matter the weather. On the lower level is the games room, featuring a pool table, couch and television. The Control4 system allows you to connect your smart devices allowing you to control audio, television, lighting, heating etc, the Control4 system is customisable according to your needs.   |                          |                       |
| <b>Outdoor Living</b>                | There is decking leading off all rooms, a spa pool area, outdoor shower, outdoor fireplace, garden shed and storage under deck for paddle boards etc. The Louvretec system off the front of the living area provides shade and shelter and a courtyard in the middle of the complex provides shelter on windy days and afternoon sunshine.  |                          |                       |
| <b>Laundry</b>                       | Located in a separate room off the living area, featuring a washing machine and dryer.  |                          |                       |
| <b>Feature Rooms</b>                 | Games room. Study nook in the living area.  |                          |                       |
| <b>Garaging</b>                      | Double with external access and ample parking outside. There is a chest freezer in the garage also.   |                          |                       |
| <b>Roof</b>                          | Ardex butynol   | <b>Exterior</b>          | Cedar - stained dark  |

# Your property

|                     |   |                   |  |
|---------------------|---|-------------------|--|
| <b>Joinery</b>      | Alloy double glazing  | <b>Foundation</b> | Concrete pad and timber piles                    |
| <b>Insulation</b>   | Full batts  | <b>Heating</b>    | Open logfire and ducted heating                  |
| <b>Water Supply</b> | Community water scheme with a 15,000L tank and UV filtration  | <b>Hot Water</b>  | Cylinder   |
| <b>Effluent</b>     | Clearwater system   | <b>Power</b>      | Mains  |
| <b>Telephone</b>    | TBC   | <b>Internet</b>   | Cellphone mast and plan, other options available |
| <b>Lot Features</b> | The section is private, sunny, sloping and filled with birdsong, beech, punga and pohutukawa. Landscaping was meticulously planned, plants were chosen to complement the architecture and will mature to further settle the building quietly into the unique landscape. |                   |  |
| <b>Road Access</b>  | Blenheim - 1 hour<br>Havelock - 30 minutes<br>Picton - 50 minutes   |                   |  |
| <b>Water Access</b> | Boundaries Foreshore reserve  |                   |  |
| <b>Water Assets</b> | Floating jetty. Mooring M899 RC U140856 capable of accomodating a 10m vessel.   |                   |  |
| <b>Chattels</b>     | Fridge/freezer, fridges x 2, wine fridge, chest freezer, dishwasher, dishdrawer, floor rug x 2, washing machine, dryer, spa pool, garden shed x 1, kayak x 3, dinghy x 1.   |                   |  |



# The location



## Key location features

1. Picton airport
2. Havelock marina
3. Picton Ferry terminal
4. Havelock township
5. Queen Charlotte Tavern
6. Linkwater petrol station

# Photo gallery



# Photo gallery





# Photo gallery



# Photo gallery



# Photo gallery



# Photo gallery



# Photo gallery



# Photo gallery



# Photo gallery





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **331106**  
**Land Registration District** **Marlborough**  
**Date Issued** 11 April 2007

**Prior References**  
MB60/180

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**Estate** Fee Simple  
**Area** 4227 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 382901

**Registered Owners**

Matthew Edmund Hall and Camilla Obel

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**Interests**

Appurtenant hereto is a right of way created by Transfer 140301.2 - 28.3.1988 at 9:00 am

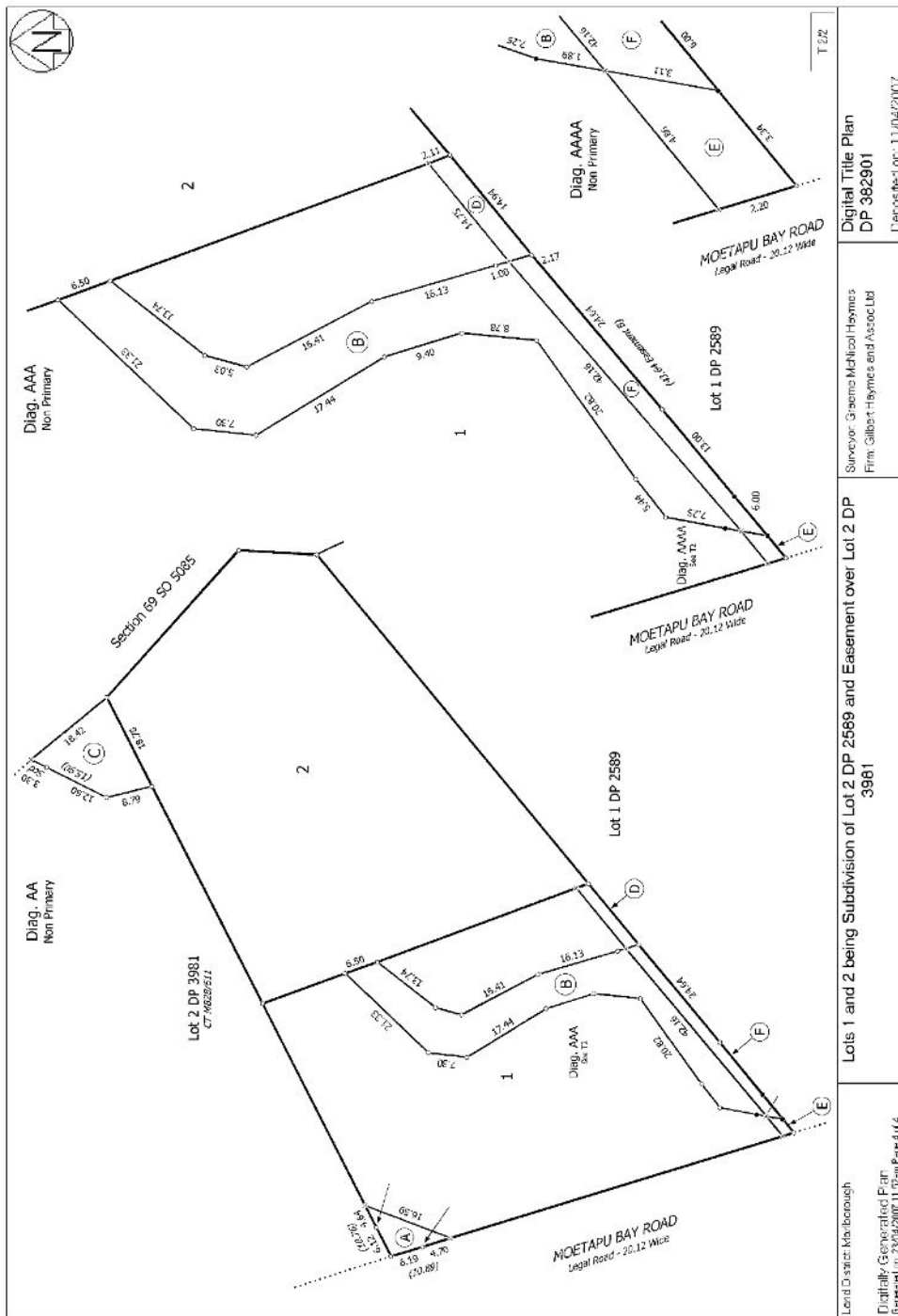
Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 7314075.2 - 11.4.2007 at 9:00 am

The easements created by Easement Instrument 7314075.2 are subject to Section 243 (a) Resource Management Act 1991  
7314075.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.4.2007 at 9:00 am

7834636.4 Mortgage to Det Obelske Familiefond - 9.6.2008 at 3:25 pm







|   |               |  |                                 |
|---|---------------|--|---------------------------------|
| Lot 2 DP 3981<br>C776628211   | Lot 1 DP 2589 | Lot 1 DP 2589<br>Lot 2 DP 3981   | Digital Title Plan<br>DP 362901 |
| Lend District: Marlborough  |               | Deposited on: 11/04/2007   |                                 |
| Digitally Generated Plan<br>Generated on: 28/03/2011 02:00am Page 4 of 4        |               | Surveyor: Graeme McMillan Haymes<br>Firm: Gilbert Haymes and Assoc Ltd |                                 |
| Lots 1 and 2 being Subdivision of Lot 2 DP 2589 and Easement over Lot 2 DP 3981 |               |  |                                 |

# Health and safety

At Bayleys, we take our responsibilities under the Health and Safety Act very seriously. In order to minimise the effect of hazards during an open day or site inspection, we display clearly marked hazard notices, drawing a visitors attention to potential risks relevant to the specific property.

Each visitor is also asked to complete an inspection acknowledgement form confirming they have been made aware of these risks and agree to comply with the directions of the Bayleys salesperson at all times while on site.

## Health and Safety Site Notice

**You are entering a multiple hazard area.**

Persons entering this property must comply with all safety regulations under the Health and Safety Act(s).

Please register with our licensee/s upon entry and exit of the property.

- Report accidents or near misses while on the property
- Wear suitable footwear
- Exercise caution when operating a vehicle on the property
- Helmets are required when driving a quad or motor bike
- Take caution on slippery tracks and lanes while driving and walking
- Smoking is prohibited in all buildings
- Take extreme care around buildings with hazardous materials including chemicals
- Caution is required with any livestock
- Children must be supervised at all times
- Emergency assembly site at the start point

**In the case of serious emergency, dial 111.** BAYLEYS

Licensed under the RSA Act 2008

## Hazard Notice

Welcome as a visitor to our Open Day

This is a work place, and a number of hazards exist which cannot be eliminated. These include trees, buildings, access tracks, roads, farm machinery and natural hazards.

It is hereby drawn to your attention that there are associated risks to personal health and safety in visiting and inspecting the property. You are strongly advised by the vendors, management and Bayleys licensee to put in a measure which ensures your and your passengers safety at all times.

### Inspection Acknowledgement

- 1. In order to minimise the effect of hazards during your visit, we request that you comply with the following requirements:
  - 1. You will enter the property at your own risk and you will not hold the licensee or Bayleys New Zealand or its licensee liable for any loss and/or harm and/or damage suffered.
  - 2. You will comply with all instructions given by the licensee/s at any time.
  - 3. You are responsible for all persons who accompany you.
  - 4. If you take any vehicle onto the property, it must hold a current WOF, be in good working condition and suitable for use in the conditions. You must hold a current drivers licence and have sufficient driver training and/or experience to operate the vehicle.
  - 5. In the event that such a vehicle is an ATV it is to be operated strictly in accordance with the conditions set out in the manufacturer's literature - take care of ATVs on New Zealand roads.
  - 6. Please keep your vehicle to the obvious tracks and lanes and away from all slopes and apparent hazardous areas.
  - 7. Please abide by the normal "road code" rules while driving on the farm tracks, except other vehicles to be coming from the opposite direction, and keep your speed below 30km/h maximum. Please be courteous at all times.
  - 8. On some of the tracks and lanes there may be some "blind corners" - please negotiate with care.
  - 9. Do not venture off the tracks with your vehicle under any circumstances - there are dangerous hazards which may include steep slopes, cliffs and the occasional "bad tree" which if blown over or hit, could cause serious injury to you and/or your passengers.
  - 10. Many of the tracks may be steep, and/or the surface may be slippery, particularly during or immediately after rain, therefore you should operate your vehicle in four wheel drive during the time you are on the property and/or avoid such conditions areas.
  - 11. Should you decide to leave the vehicle to walk a short distance for better views, or to inspect features etc, please only use your vehicle as the other vehicles and use your vehicle safely.
  - 12. You will take care to keep yourself safe and avoid the hazards noted above, as well as any other hazards.
  - 13. You will leave all gates and fences as you find them. Please treat all fences as being electric, and that they are "live".
  - 14. You will be self-sufficient and not cause any damage to the property. If any damage does occur, you will notify the licensee immediately.
  - 15. You will not trespass onto neighbouring land.
  - 16. All children (under 18) are to be supervised by an adult while on the farm.
  - 17. Smoking is prohibited in all buildings. The lighting of fires is strictly prohibited.
  - 18. Caution is required with any livestock.
  - 19. When you leave the property you will report back to the licensee to confirm that you and all people accompanying you have left the property.
  - 20. If you have any questions or concerns please advise the licensee immediately.

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Please ensure all visitors report to the salesperson upon exiting the property.

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**BAYLEYS**

### Keep a Safe Distance



**Take care. Be alert.**

Licensed under the RSA Act 2008

**BAYLEYS**

### Slip/Trip Hazard



**Take care. Be alert.**

Licensed under the RSA Act 2008

# Your sales team

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## Will Porter

027 349 3244 | [will.porter@bayleys.co.nz](mailto:will.porter@bayleys.co.nz)

**BE MARLBOROUGH LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008**

Joining Bayleys in 2017, Will has cemented himself as top salesperson within the Bayleys business, being recognised within the Top ten percent of salespeople nationally within a few years of commencing his real estate business. A feat that many aspire to.

Being a Marlborough local, Will grew up hunting, fishing, diving, and exploring the Marlborough Sounds, this time spent with family, friends and often alone, resulted in a deep passion for the outdoors which has not taken long to confirm that the 'Sounds and Surrounds' market and Will go "hand in hand". His clients refer to Will as friendly, professional, calm, and easy going. His colleagues see, energy, empathy, and an unrivalled market knowledge. This background and measured approach ensure you get a great advocate and salesperson who lives and breathes Marlborough. Meeting Will for the first time will give you clarity on who Will is and you will very quickly grasp the passion he has for real estate and Marlborough. Something else that may stay with you is one of Will favourite sentences, "good things happen to good people". A hard motto not to believe in, especially when coupled with an infectious and contagious laugh.

Starting as a Marlborough Sounds and Country specialist, Will identified he needed to expand his team, organising help to look after the administration side of the business plus a residential salesperson to consolidate the flood of requests from his strong network. Bailey Dewe joined as a licensed salesperson and a team of business support keep the wheels turning from back at base. Team Porter provides a full service which includes, Sounds, Residential, Country, and Lifestyle.

Since the change, Team Porter have dominated the market throughout their sector and has been recognised for their huge auction culture, number of settled sales, and overall sales volume.

Most days Will is out, enjoying the Marlborough landscape, answering calls helping clients with their next real estate move. Whether you want him to call in for a coffee to discuss how to prepare your property for the market, or need something brought out from town, give him a call as he would be happy to hear from you. He is very good with weather and fishing advice too!

Will and the team would love to talk to you.

**TOP 10% OF BAYLEYS SALES PEOPLE 2020/2021/2022**

# Your sales team

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## **Bailey Dewe**

027 829 8428 | [bailey.dewe@bayleys.co.nz](mailto:bailey.dewe@bayleys.co.nz)

**BE MARLBOROUGH LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008**

With over 10 years of Real Estate under her belt, Bailey is a very well recognised and respected face across the real estate sector in Marlborough.

With her fantastic work ethic, she thrives on what the industry offers and the connections it provides.

Bailey specialises in Residential sales, and you will also see her helping out with Sounds and Country property. She has thoroughly enjoyed moving people from town to the Sounds/ Country or vice versa in her role. With such a broad reach within the WP team, clients are now in a much more powerful position with a variety of buyers or other property to move to.

Equipped with the knowledge to confidently guide her clients through the decisions on their real estate journey, she takes pride in the dedicated and personalised service she provides and is always happy to go the extra mile with her signature 'can do' attitude.

Working with her clients to achieve the best outcome, Bailey is described as warm and enthusiastic, with an innate ability to truly listen and understand the unique needs of her clients. She is nothing short of adaptable and will work around your busy schedule to ensure meetings, viewings and communications are as streamlined, suitable and stress-free as possible.

The feedback from clients has been outstanding as now there is always one of the team available to talk to if Will is out of service or if there is a need to conduct last minute viewings.

We would love to talk to you about the place that we call home.



## **Glenn Dick**

021 731 201 | [glenn.dick@bayleys.co.nz](mailto:glenn.dick@bayleys.co.nz)

**BE MARLBOROUGH LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008**

Glenn is the sole Director of Bayleys Marlborough with offices in Kaikoura, Blenheim and Picton nearing a total of 50 staff. Along with a solid management team he leads Marlborough's largest full-service real estate professionals covering, residential, lifestyle, rural, viticulture, waterfront, commercial and property management services.

Starting with Bayleys in 2005, he began by knocking on doors and cold calling to quickly becoming one of Bayleys consistent Top Achievers nationwide and in the top 5% of all salespeople for many years. He understands inside out all facets of the sales process, how to get the best for clients and what drives the Marlborough Property Market.

In 2014, Glenn influenced the establishment of Be Marlborough Ltd bringing Bayleys Marlborough into local ownership, since then the company has significantly grown and become a flagship Bayleys franchise having won the national prestigious "Bayleys Way" award twice since then.

# Useful Sounds Information



## Renting Properties

Kathie and Alan Aldridge of 'Kulak Rent-A-House' live in Bay Of Many Coves and run a business for renting properties in the Sounds. You can get more information and contact details via their website: [www.kulakrentahouse.co.nz](http://www.kulakrentahouse.co.nz)

Another great company is: [www.bachcare.co.nz](http://www.bachcare.co.nz)

## Property Maintenance

There are several contacts throughout the Sounds for property maintenance. It's quite likely after asking around you will find someone suitable to look after your property, but you can also try the following two websites:

[www.kulakrentahouse.co.nz](http://www.kulakrentahouse.co.nz) - Kathie and Alan offer a lawn mowing, maintenance and security service along with the help of their son for any building requirements.

[www.facebook.com/SoundsPropertyMaintenance](https://www.facebook.com/SoundsPropertyMaintenance)

Rik and Erica offer a variety of services including services for your home and grounds, general upkeep and maintenance for your boat, security services, decks, retaining walls, bricklaying, digger work/slips and more with no job too small.

## Moorings

Moorings are consented by the Marlborough District Council ([www.marlborough.govt.nz](http://www.marlborough.govt.nz)) generally for a period of 15-25 years, on condition that they are lifted and inspected every two years.

Marine Services NZ cover the Marlborough Sounds and beyond. They are specialists in screw anchors, moorings, jetties, construction diving, barging and anything related to foreshore structures. Costs to service moorings are variable so it is best to contact the experts. Visit [www.marineservicesnz.com](http://www.marineservicesnz.com) or for more information email [info@marineservicesnz.com](mailto:info@marineservicesnz.com) or call (03) 573 8045.

Kenepuru, Mahau and Pelorus Sound inspections: Johnsons Barging [www.johnsonsbargingservice.co.nz](http://www.johnsonsbargingservice.co.nz)

## Jetties

Jetties are consented by the Marlborough District Council ([www.marlborough.govt.nz](http://www.marlborough.govt.nz)) generally for a period of 35 years. There are two basic types of jetties: fixed jetties that are constructed on piles with decks at a fixed height above the high-tide line, and floating jetties which float up and down on the tide. Conditions of normal consents for jetties stipulate that anyone can use a jetty in the Marlborough Sounds for the purposes of temporarily loading and unloading a vessel, but no one can tie up permanently to a jetty.

## Sounds Foreshore Reserve

In the Marlborough Sounds a strip averaging 20m above the mean high-tide mark and covering 900km of the total 1,200km coastline has been made a local purposes reserve. Known as the Sounds Foreshore Reserve (SFR), it is managed by the Department of Conservation (DOC). Structures such as boatsheds, tracks, retaining walls and decks have a licence with DOC with a market annual rental fee based on the floor area of the actual encroachment and the location. When an adjoining property changes hands the licence must be transferred to the new owner. See [www.doc.govt.nz](http://www.doc.govt.nz) for further information. Details of the Picton and Nelson offices are:

**Nelson Office**  
Monro State Building  
186 Bridge Street  
Private Bag 5  
Nelson 7042  
Ph: 03 546 9335

**Sounds Area Office**  
Port Marlborough Building  
14 Auckland Street  
P O Box 161  
Picton 7220  
Ph: 03 520 3002

# Useful Sounds Information

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## Water taxis and ferries

### QUEEN CHARLOTTE (PICTON)

#### Scheduled ferries to Ships Cove

Beachcomber [www.beachcombercruises.co.nz](http://www.beachcombercruises.co.nz)  
Cougar Line [www.cougarline.co.nz](http://www.cougarline.co.nz)

#### Charter Water Taxis

Picton water taxi [www.pictonwatertaxis.co.nz](http://www.pictonwatertaxis.co.nz)  
Arrow water taxi [www.arrowwatertaxis.co.nz](http://www.arrowwatertaxis.co.nz)

### PELORUS (HAVELOCK)

#### Scheduled service

The Mail Boat [www.themailboat.co.nz](http://www.themailboat.co.nz)

#### Charter Water Taxis

Havelock water taxi [www.havelockwatertaxis.co.nz](http://www.havelockwatertaxis.co.nz)  
Pelorus water taxi [www.pelorusoundwatertaxis.co.nz](http://www.pelorusoundwatertaxis.co.nz)

## Resorts

There is a wide range of accommodation available throughout the Sounds and along the Queen Charlotte Track, from resorts to B&Bs.

### Queen Charlotte Sound

Lochmara Lodge [www.lochmaralodge.co.nz](http://www.lochmaralodge.co.nz)  
Bay of Many Coves Resort [www.bayofmanycoves.co.nz](http://www.bayofmanycoves.co.nz)  
Furneaux Lodge [www.furneaux.co.nz](http://www.furneaux.co.nz)  
Punga Cove Resort [www.pungacove.co.nz](http://www.pungacove.co.nz)

### Kenepuru Sound

Raetihi Lodge [www.raetihilodge.co.nz](http://www.raetihilodge.co.nz)  
Portage Resort [www.portage.co.nz](http://www.portage.co.nz)  
Te Mahia Bay Resort [www.temahia.co.nz](http://www.temahia.co.nz)

## Marinas

There are three marinas in the Marlborough Sounds, located in Havelock, Waikawa and Picton. Each is perfectly situated to meet the diverse needs and wants of boat owners, catering for all sizes and lengths of vessels, and each marina has a charm of its own. All three marinas have boat ramps, launching and wash-down facilities. For further details visit [www.marlboroughmarinas.co.nz](http://www.marlboroughmarinas.co.nz)

## Climate

Because much of the Marlborough region is sheltered by high country to the west and south (and in some areas to the east) it is amongst New Zealand's sunniest regions. Warm, dry and settled weather predominates during summer. Typical daytime maximum air temperatures in summer range from 20°C to 26°C, but occasionally rise above 30°C. Winter days in the Sounds rarely start with a frost and are usually mild overall. Late winter and early spring are normally the most unsettled times of the year in the Sounds, weather-wise. Typical daytime maximum air temperatures in winter range from 10°C to 15°C.

## Water Temperature

In general Kenepuru Sound is shallower than Queen Charlotte Sound, meaning Kenepuru does tend to have warmer water. On average between them during the summer months, the water temperature will peak at around 20 degrees, and drop to around 12 degrees during the coldest part of the winter.

## Overseas Investment for Foreigners

For those who do not have New Zealand residency, approval is required to invest in "Sensitive Land" in New Zealand. Broadly speaking "Sensitive Land" refers to land over five hectares, or land over 2,000 square metres that borders water, foreshore, and reserve land.

To find out more information a good first step is to visit [www.linz.govt.nz/overseas-investment](http://www.linz.govt.nz/overseas-investment). We are also able to recommend specialist Lawyers/Attorneys who can assist you with the Overseas Investment approval process, if required.

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**Deadline Sale**

2 pm, Thu 8th June 2023  
33 Seymour Street, Blenheim

**Will Porter**

027 349 3244  
will.porter@bayleys.co.nz  
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Any interest in this property should be registered with the vendors agency. Contents on the proposal do not form any part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects. Bayleys Real Estate Limited, Licensed under the REA Act 2008.

**Disclaimer:** The contents of this document do not form part of any contract. This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.