

# PROPERTY BROCHURE

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304 MANGAKAHIA ROAD, MAUNGATAPERE

SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE

304 MANGAKAHIA ROAD, MAUNGATAPERE

# WHERE PASSION MEETS PROFIT...



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4.8429  
HA

5

3

2

1

2

PRICE BY NEGOTIATION



Welcome to Land of the Lotus, a remarkable 4.8429ha tropical retreat where lifestyle meets niche enterprise. Located in the heart of Maungatapere, this extraordinary property is the result of nearly a decade of inspired vision, sweat, and creativity. Once a rugged duck-hunting block, it has been lovingly transformed into a lush haven of water gardens, banana groves, exotic plantings, and abundant native birdlife.

At the heart of the property is a stylishly renovated 1970s home offering warmth, privacy and comfort. The original dwelling features three bedrooms, kitchen, bathroom and generous living spaces. A substantial 2018/19 renovation and extension involved a complete re-roof, new kitchen and main bathroom and the addition of a luxurious master suite including an outdoor shower, and an office and separate laundry. A mix of double and triple glazed windows combined with cleverly designed passive heating and cooling makes this home toasty warm in winter and cool in summer. There is a seamless connection to a large deck and a view of nature's delights from each room.

Beyond the home, the land offers immense income potential. The current owners have established a thriving boutique business, supplying everything from banana palms, pineapple plants, and lotus to feature rocks, water lilies, and seeds. With over 1000 banana clumps across 50+ varieties, eight established lotus ponds, and a strong customer base, this is a ready-made venture with huge scope for expansion. Demand for their plants and produce spans the country, with consulting services, guided tours, and retail sales already in place.

In addition to the plant nursery and productive gardens, the property features a solar-powered glamping cabin nestled in native bush, as well as a self-contained accommodation unit with power and wi-fi, and camping areas—offering untapped potential for eco-tourism. There's even the perfect site to establish a café and expand the visitor experience further.

Whether you're looking to continue the business, diversify into agri-tourism, or simply live among the water gardens and frogsong, this is a rare opportunity to own something truly special—a property with soul, income, and an unforgettable sense of place.

Opportunities like this don't come around often. Private viewings by appointment so contact us today to explore the potential of this truly unique offering.

# KEY PROPERTY DETAILS

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LEGAL DESCRIPTION	Lot 1, Deposited Plan 616496, Certificate of Title 1234178
LAND AREA	4.8429ha (more or less)
LIVING AREAS	2
BEDROOMS	5 including sleepout
BATHROOMS	3 including sleepout
SEPARATE TOILET	1
DATE BUILT	1978/2019
CLADDING 1	Hardie board + stone
CLADDING 2	Hardie board + stone
ROOF	Coloursteel 2018 new + 2019 (addition)
DATE BUILT	1978/2019
INSULATION 1	Pink batts, earthwool in extension
INSULATION 2	Pink batts, earthwool in extension
WATER HEATING	Gas
CHATELS	Window treatments, blinds, drapes, dishwasher, stove & top - gas, extractor fan x1, fixed floor coverings, garden shed, heated towel rails x2, infinity water heating system, heat transfer system, light fittings, refrigerator, smoke detector, TV bracket, safe, outdoor shower, woodburner Firenzo (new 2019)





# BARN / LEAN-TO

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- 16m x 8m
- x2 lockable bays (x1 concrete floor, x1 gravel)
- Lean-to attached





# HIGH BARN

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- 8m x 4m
- 4.5m height
- Wooden post construction
- Steel roof frame
- Iron roof
- No sides



## RETAIL AREA

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- Coloursteel roof
- Exterior clad with ply



# CABIN

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- One room
- Ply with coloursteel roof
- Solar powered
- External covered deck
- Outdoor kitchen with gas hob and sink
- External bathroom (pictured) is an optional purchase



# GARAGE/SLEEPOUT

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- One bedroom
- x2 doors
- Kitchen, bathroom with gas califont



# GLASSHOUSES

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- Manufactured by Edenlite
- x3 to remain on property
- x1 will be removed prior to settlement



# INCOME STREAMS

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## ROCKS

Once part of a much larger farm, tonnes of rocks were moved onto this block in the past. The sellers have been progressively clearing away the rocks from areas where grass or fruit are desired, in ways that are sensitive to the environment, preserving the natural environment and beautiful spaces they like to share with visitors. A trailer-load of rocks is \$60 per trailer if customers load themselves or \$100 if loaded by LOTL. Larger loads and rock sizes can be arranged.

## SHOP

A selection of merchandise is available to visitors, which include Blue Lotus tea, meditation oil and Celestial Regenerative Blue Lotus & Moringa Face Oil from Kiss the Earth NZ.



## SALES

### Pineapples

Many people are discovering the sheer delight of a locally-grown pineapple, whether it be one purchased from the local farmers' market or grown at home. For those wanting to grow pineapples for themselves, plants are for sale - queen, cayenne and red or can be couriered throughout NZ. Most people prefer yellow pineapples for their sweet and delicious flavour, but red pineapples are also eaten fresh and often used in cooking. They make a fantastic pineapple crumble! Plants come with planting instructions, are subject to availability, and recipes are available on request!



### Bananas

Land of the Lotus have a boutique collection of over 50 different varieties of bananas, and specialise in rare and unusual plants. Customers can come for a visit and walk amongst the plantation. Shipping can be arranged all over New Zealand. Banana fruit is also for sale. Banana leaves are also a popular item, supplied for cooking and catering.

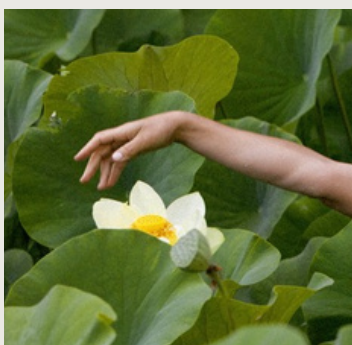


### Lotus

There are eight well stocked lotus ponds that can be visited - they are at their best in the summer months from late November to April. There's also tubs of lotus where you can get up close and personal with these ancient, much-revered plants. Plants and seeds are for sale. Plants, aquatic mix and fertiliser are also available. Seeds, fertiliser and aquatic mix can be couriered; plants are pickup only. Also available are the hard to find "Blue Lotus" - these are actually blue tropical waterlilies.

### Plants

A list of current plants is available on request, providing an understanding of the scale of variety of tropical plants that are growing at this remarkable property - most of which are available to be sold to the public.



## TOURISM

Visitors are encouraged to allow plenty of time to take in all of Land of the Lotus! Extensive lawns and plantations are complemented by eight lotus ponds and sinuous banana beds featuring specialty banana plants. There are bush walks alongside the streams - complete with beautiful native bush and rock formations with plenty of places to sit and enjoy the view. There are both shorter and longer walks to suit different fitness levels, and even a children's playground.

# PURCHASE OPTIONS

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The sellers are open to structuring the sale of their unique property in a way that best suits the purchaser's vision.

There are three primary pathways under consideration:

## **OPTION 1: LIFESTYLE RESIDENCE OR RETREAT**

The purchaser acquires the land, house, and all associated buildings, with the intention of using the property for personal enjoyment, accommodation, or as a retreat. This option does not include any business assets or ongoing commercial use and would suit someone seeking a peaceful and beautifully established lifestyle setting.

## **OPTION 2: FULL BUSINESS & PROPERTY PACKAGE**

This turnkey opportunity includes the land, house, buildings, and the established business. Included in the sale are:

- The business name, website, and social media channels
- Stock at valuation (plants, seeds, retail goods)
- The mail order business, onsite retail operation, and accommodation component

The purchaser would take over the production and sale of lotus, bananas, pineapples, and other niche plants, with the current owners available to provide guidance and support for a mutually agreed transition period. By separate arrangement, the sellers are also willing to supply additional rocks and waterlilies from their neighbouring property to support future growth.

## **OPTION 3: PROPERTY WITH ALTERNATIVE BUSINESS USE**

In this scenario, the purchaser buys the house, land, and buildings but intends to operate an entirely new or different business — for example, a wedding venue, retreat centre, or additional accommodation model. The current owners would retain the brand name, website, and online presence, with a view to pivoting their original business to a wholesale-only model, separate from the property.

## **ADDITIONAL NOTES ON MACHINERY AND EQUIPMENT**

A selection of tools and machinery may be available by negotiation, depending on the chosen purchase structure. This can be discussed further based on the purchaser's intended use of the property.



# PHOTO GALLERY

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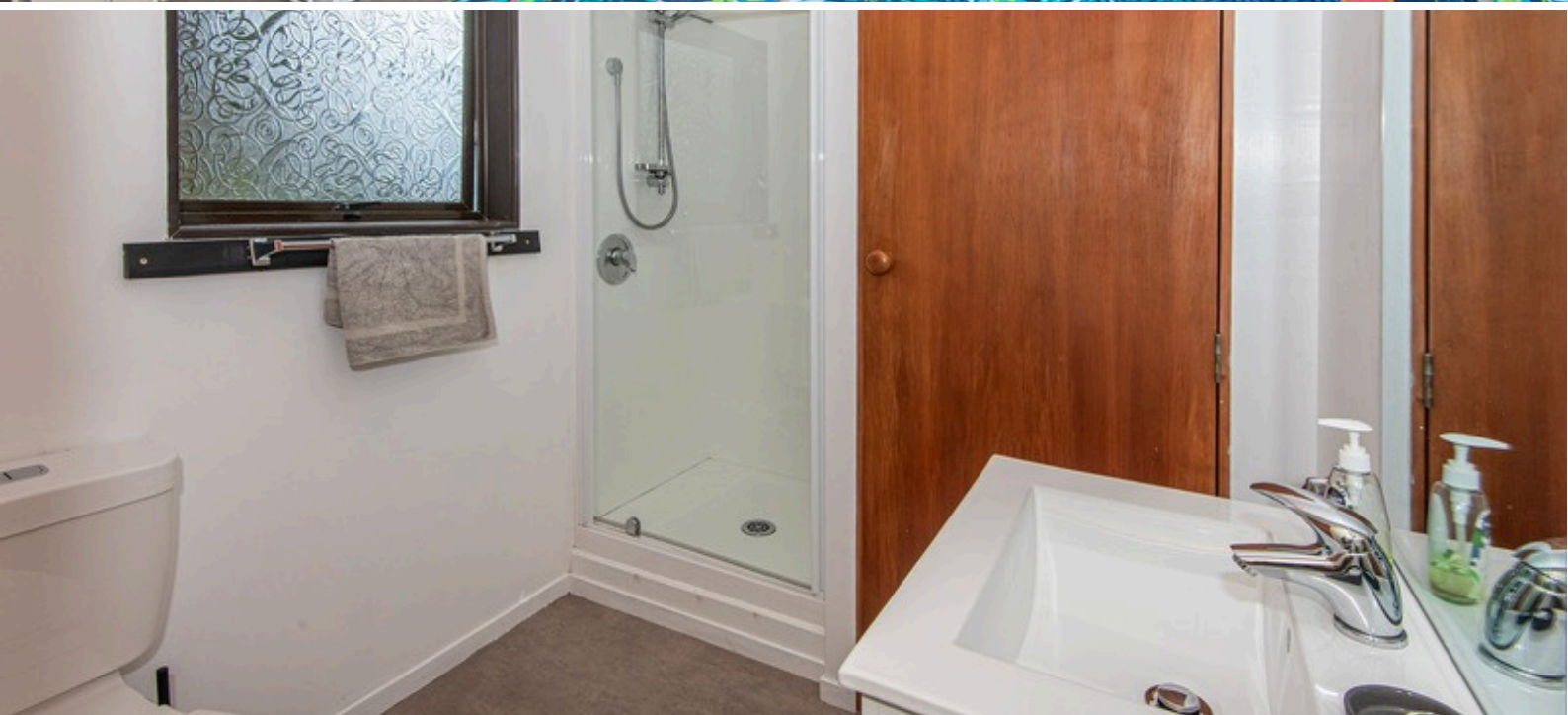








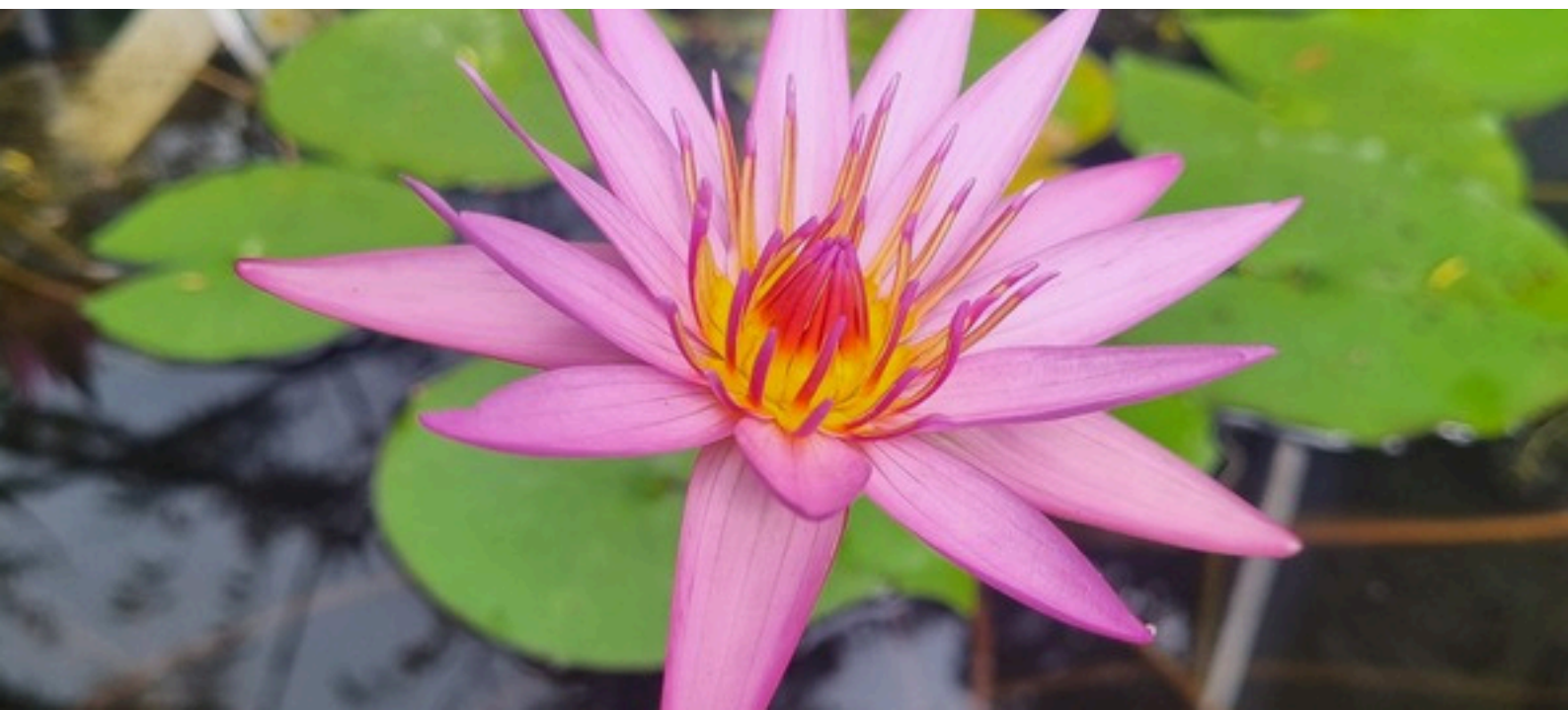


















# CERTIFICATE OF TITLE



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



**Identifier** 1234178  
**Land Registration District** North Auckland  
**Date Issued** 05 November 2025

**Prior References**  
1189459

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**Estate** Fee Simple  
**Area** 4.8429 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 616496  
**Registered Owners**  
Land of the Lotus Limited

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**Interests**  
10835959.2 Mortgage to Kiwibank Limited - 8.9.2017 at 10:25 am  
13047854.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.10.2024 at 8:51 am





## SUE MAICH & DAMIEN DAVIS

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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.



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