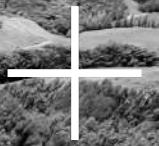


**505 AORERE ROAD
ELTHAM**

**SMITH +
BISHOP**



“A place to arrive and never rush back from”

505 AORERE ROAD

ELTHAM

 4  3  2  480 m²  4.8 Hectares

A statement lodge. A private world. Direct lake-edge access. This is a property that plays by different rules.

Set across approximately 4.8 hectares of peaceful rural land in Ararata, this rare holding delivers a substantial lodge-style residence immersed in nature, with direct access to the lake and a sense of separation from the everyday.

From arrival, space takes over. The land opens, the pace slows, and it becomes clear this is more than a home. Designed for gathering, retreating, hosting, or simply living well, the scale here is something few lifestyle properties can match.

The main lodge spans approximately 480sqm, offering four bedrooms and three bathrooms, with expansive living zones that allow flexibility and comfort without compromise. Solid and purpose-built, the architecture provides strong bones, generous proportions, and a layout that balances connection and privacy, ready to be enjoyed as is or reimagined over time.

Outside, open land and rural outlooks surround the home, while the lake becomes part of daily life, from quiet walks to the water's edge to kayaking or moments of reflection. The land offers freedom to landscape, graze, or simply preserve the privacy that defines properties of this calibre. This is not a standard lifestyle block. Its scale, improvements, and lake access create genuine future potential, whether as a destination home, private lodge, wellness retreat, or creative sanctuary. The value lies not only in what it is today, but in what it can become.



PROPERTY INFORMATION

LEGAL

Legal Description:
Lot 1 Deposited Plan 431160
Council Rates: \$3858.35
Rateable Value: \$1,180,000
Floor Area: 480 m²
Land Area: 4.8 Hectares

PROPERTY FREEHOLD

Built In: 1980
Bedrooms: 4
Bathrooms: 3
Lounges: 3
Roofing: Long Run Iron
Heating/Cooling:
Woodburner + open fireplace + heat transfer system
Hot Water: Gas Infinity 4 x LPG bottles
Insulation: Ceiling & underfloor
Glazing: Aluminum

REPORTS & INFORMATION

LIM and Council File: STDC Property File
Title Available: 520566
Water & Sewage: Tank Water + Septic Tank

CHATTELS

Infinity Water Heating System x 2, Woodburner x 1, Open Fireplace, HRV, Drapes, 3 x TV Brackets, 3 x 15 inch TVs, Honeywell Central Heating, Water Pump, UV Water Filtration System, Generator x 1, Wifi Router, Garden Shed x 1, Auto Garage Door x 1 (no remote), Central Vac System, Clothesline, Dishwasher, Electric Oven, Gas Hobs, Bathroom Extractor Fans x 3, Fixed Floor Coverings, Light Fittings, Rangehood, Refrigerator, Smoke Detectors x 4

ALISON SMITH

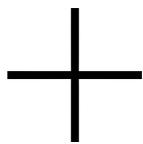
0272067479
alison@smithbishop.co.nz

ANJIE COOK

0275554736
anjie@smithbishop.co.nz







TITLE



**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 **520566**

Land Registration District **Taranaki**

Date Issued **04 June 2010**

Prior References

108621

Estate **Fee Simple**

Area **4.8277 hectares more or less**

Legal Description **Lot 1 Deposited Plan 431160**

Registered Owners

Interests

287816 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 31.3.1982 at 11.20 am

Appurtenant to part formerly contained in TNH1/1273 is a right of way specified in Easement Certificate 337369.3 - 17.12.1986 at 9.10 am

Appurtenant hereto is a right of way, a right to convey water and power and a right to graze created by Easement Instrument 5905302.8 - 20.2.2004 at 9:00 am

Some of the easements created by Easement Instrument 5905302.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked F and G on DP 431160 created by Easement Instrument 5905302.9 - 20.2.2004 at 9:00 am

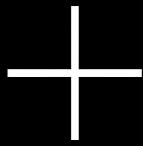
The easements created by Easement Instrument 5905302.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and an electricity right over part marked B and F on DP 431160 created by Easement Instrument 8509756.2 - 4.6.2010 at 2:05 pm

Appurtenant hereto is a right of way created by Easement Instrument 8509756.2 - 4.6.2010 at 2:05 pm

The easements created by Easement Instrument 8509756.2 are subject to Section 243 (a) Resource Management Act 1991

8992703.2 Mortgage to TSB Bank Limited - 6.3.2012 at 3:48 pm



CONNECTING PEOPLE + PROPERTY

We are Smith + Bishop. Founded in 2023, Smith + Bishop is an innovative boutique real estate agency based in South Taranaki, with agents Alison Smith and Khali Bishop.

We deliver something that only a boutique agency can offer – that personal local touch and the attention to detail that you deserve!

With years of experience, unparalleled real estate, and local market knowledge between us, our expertise lay in our ability to offer an alternative to local real estate, with quality service and a passion to forge long-lasting relationships with our clients based on trust and integrity.

We live, sleep and breathe real estate.



ANJIE COOK

Real Estate Sales Consultant
0275554736
anjie@smithbishop.co.nz

Meet Anjie — a real estate professional with over 13 years of industry experience and a genuine passion for property and community. With a background spanning 23 years in legal and banking, Anjie brings a unique blend of expertise and care to every client she works with.

Anjie is more than just a real estate agent; she's a trusted guide who makes the buying and selling process seamless and stress-free. Her approach is built on trust, integrity, and results, fostering long-term relationships that keep clients coming back.

We understand that the most valuable aspect of the buying and selling process is in fact – you. That's why we've built our agency around getting to know you, your wants, and your needs so that we can focus on what matters most to you.

We are distinct, refined + innovative. We strive to deliver a bespoke service that sets us apart, offering a modern, polished and innovative approach to real estate. Like any industry, technology continues to evolve. We want to offer you the smartest technology, marketing solutions, and innovative strategies we have access to.

We pride ourselves on our standards and our professionalism. And, we can't wait to work with you!

DISTINCT + REFINED + INNOVATIVE

"I believe real estate is about more than just transactions. It's about forming genuine connections and celebrating my clients' successes," Anjie says.

Known for her exceptional negotiation skills, Anjie consistently delivers outstanding results, from achieving top dollar for sellers to securing dream properties for buyers. Her tailored, detail-focused approach ensures every client's experience exceeds expectations.

With her contagious enthusiasm and commitment to going the extra mile, Anjie is ready to help you achieve your property goals and make your real estate journey an enjoyable one.

SMITH + BISHOP