



PARK LANE

196 WESTDALE ROAD, REDWOOD VALLEY, TASMAN



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Grounded in Stone. Framed by Water

196 Westdale Road is a contemporary lifestyle estate conceived as a private retreat—architectural, composed, and deeply connected to its setting. Newly built and meticulously detailed, the home is anchored by natural schist accents that ground the architecture in the landscape, adding texture, permanence, and quiet sophistication.

Two generous living areas unfold through expanses of glass, framing rolling land and estuary views that shift with the light and tide. From here, the home extends seamlessly to a large, covered outdoor living pavilion, where louvered screens offer shelter and control while maintaining a constant visual connection to the pool, expansive lawns, and water beyond.

Every element has been considered for refined family living and effortless entertaining. Paddocks with grazing sheep, a glasshouse, fire pit, and solar integration reinforce the sense of a self-sustained retreat, one that feels both luxurious and grounded.

Private yet open, elevated yet calm, 196 Westdale Road is a residence where architecture, materiality, and land converge. A home defined not by scale alone, but by atmosphere, longevity, and the way it makes you feel the moment you arrive.



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PROPERTY INFORMATION

Property Details

PRICE	ASKING PRICE \$3,099,000
BEDROOMS	5
BATHROOMS	3
FLOOR AREA	365m ²
LAND	1.16 ha

Legal & Council

LEGAL DESCRIPTION

LOCATION	196 Westdale Road, Redwood Valley, Tasman
LEGAL DESCRIPTION	Lot 3 Deposited Plan 411705 Lot 6 Deposited Plan 16926
CERTIFICATE OF TITLE	DP 411705 & DP 16926
ESTATE	Freehold
LAND AREA	1.1614 hectares (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Tasman District Council
ZONE	Residential Zone G
RATING VALUATION	\$3,960,000
RATES	\$10,046.25





ABOUT US

PARK LANE

Park Lane delivers premium expertise, considered care, and a level of dedication reserved for Nelson's finest homes. Success in the upper-tier market requires focus and specialist capability, and we operate with a standard of execution that reflects the expectations of discerning clients and the calibre of the properties we represent.

Sharron, Brand Owner and Luxury Property Advisor, leads the business with a results-driven, client-first philosophy. Her career is defined by securing outcomes that genuinely elevate her clients' quality of life. With refined market insight, an intuitive understanding of premium buyer behaviour, and a disciplined approach to strategy and negotiation, she ensures every property is positioned with purpose and precision.

Sharron's process is meticulously tailored, designed to navigate the complexities of high-value real estate and maximise the potential of each home she brings to market.

At Park Lane, clients benefit from a curated, boutique approach underpinned by forward-focused marketing, specialist knowledge of the premium segment, and an unwavering commitment to quality at every touchpoint.

Your property isn't simply listed, it's showcased in a way that amplifies its strengths and outperforms in-market expectations.

Enquire with Park Lane today to activate a more sophisticated and strategically led property journey.



Sharron Wetere

LUXURY PROPERTY ADVISOR

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