



PARK LANE

224 Maori Pa Road, Cable Bay



224 MAORI PA ROAD , CABLE BAY

Between Two Bays

Set high on sought-after Maori Pa Road, this remarkable property captures sweeping views across Delaware Bay and Cable Bay, with Pepin Island resting gracefully in the centre of the horizon. Beyond, the ever-changing estuary continually reshapes the landscape, and on clear days Mount Taranaki can be seen in the distance, adding to the depth and scale of the outlook.

This is more than just a home, it is a sanctuary. The shifting light across the water, birdsong carried on coastal breezes, flourishing gardens, and the deep sense of peace that surrounds you here must truly be experienced to be understood.

The property comprises two dwellings, offering flexible living options for extended family, guests, or home and income potential. The main two-storey residence features two bedrooms and two bathrooms, a sunroom bathed in natural light, and a charming mezzanine space ideal as a library nook, daybed retreat, or home office. All-day sun combines with a log burner to provide natural warmth and ambience.

A separate two-bedroom cottage provides additional accommodation with its own sense of privacy, making it ideal for guests, extended family, or potential income. A heat pump ensures year-round comfort.

The established gardens are glorious and thoughtfully curated, enhancing both privacy and connection to nature. They are abundant, featuring not only native plantings but also a myriad of fruit trees, adding richness and life to the grounds. Water is supplied via rain catchment, and the addition of solar power further enhances the property's self-sufficient appeal, creating a lifestyle that is both sustainable and rewarding.

This is a property for those seeking space, stillness, and perspective, a place to retreat from the hustle while remaining just 25 minutes from the city. Local cafes, a superette, petrol station, and primary school are nearby, with school bus pick-up available for colleges.

A rare opportunity to secure an exceptional lifestyle property in one of the region's most scenic coastal locations.



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INFORMATION PACK

Property Information

Property Details

Price:	Price By Negotiation
BEDROOMS:	3
BATHROOMS:	3
FLOOR AREA:	211 m
LAND AREA:	4 Hectares

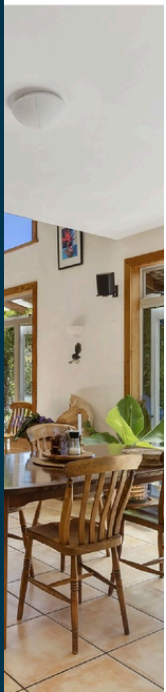
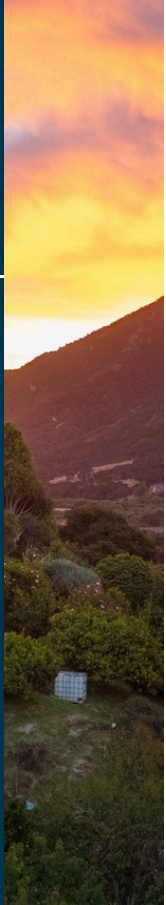
Legal & Council

LEGAL DESCRIPTION

LOCATION:	224 Maori Pa Road , Cable Bay
LEGAL DESCRIPTION:	LOT 9 DP 19372
CERTIFICATE OF TITLE	NL13A/146
ESTATE:	TBA
LAND AREA:	4 Hectares

COUNCIL & RATES

TERRITORIAL AUTHORITY:	Nelson City Council
ZONE:	Rural Industry Zone A
RATING VALUATION:	TBA
RATES:	\$4525.90





FLOOR PLAN



224 Māori Pa Road, Delaware Bay

This floor plan has been prepared with all due care to the accuracy of the above information. Purchasers are advised to make their own investigations.

PARK LANE

FOR VISUAL PURPOSE ONLY

Drawings are approximate only and to be used for visual representations only.

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

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