



# PARK LANE

134 ARANUI ROAD , MAPUA



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# Aranui Private Estate

Set across approximately 7.2 hectares in one of Mapua's most tightly held coastal pockets, Aranui Private Estate is far more than a residence. It is a unique property defined by presence, purpose and abundance. Moments from the shoreline and village, yet privately positioned within fertile, established grounds, this is a property whose true presence and depth are realised only upon arrival.

Constructed with enduring adobe block and designed for both scale and flexibility, the 308sqm main home unfolds with quiet confidence. A generous foyer introduces expansive living and dining zones, anchored by a substantial kitchen and scullery designed for gathering. There is a separate laundry, three bedrooms, two bathrooms plus a WC, and multiple living areas that connect seamlessly to a wrap around covered deck, extending the already impressive floor area and creating effortless indoor outdoor flow. Radiator heating throughout, double glazing and a log fire provide warmth and comfort year round.

Adding rare versatility, the residence includes a fully self contained one bedroom apartment in its own wing, ideal for extended family, guests or income. A self contained sleepout connected to one of the sheds provides further accommodation flexibility, while a private wooden studio surrounded by blooms offers a peaceful creative retreat or dedicated workspace.

The land is both beautiful and functional. Usable paddocks are supported by a shearing shed and stock yards, offering genuine lifestyle farming capability. A large pole shed and bay sheds provide excellent storage and workspace solutions.

Established fruit trees, flourishing flower beds and productive gardens reflect land that is deeply fertile and carefully nurtured. Outdoor living is layered and inviting, with a pizza oven and outdoor fire anchoring spaces where family and community have gathered for years.

Built to host, nourish and bring people together, Aranui Private Estate offers scale, versatility and long-term opportunity—a rare holding of this depth and calibre in this tightly held location.

Viewing is essential to truly appreciate the full scope of what is on offer.



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## PROPERTY INFORMATION

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# Property Details

BEDROOMS:	5
BATHROOMS:	4
FLOOR AREA:	308 m
LAND AREA:	7.21 Hectares

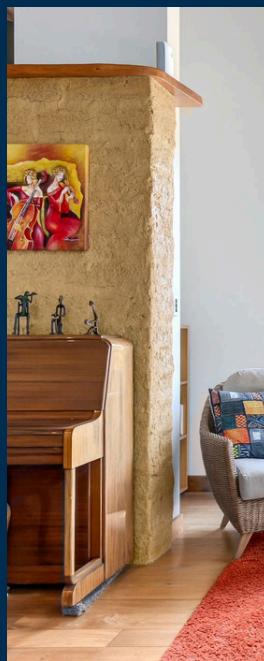
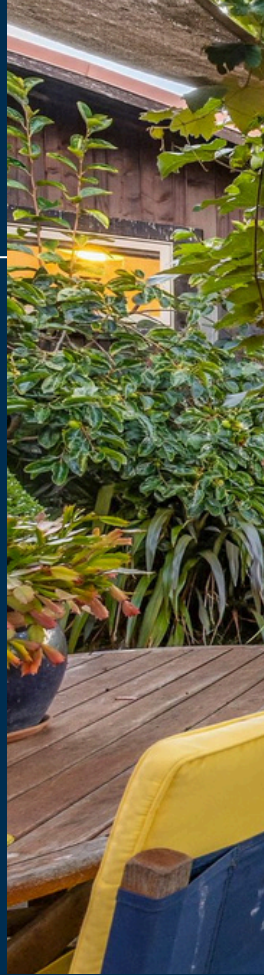
# Legal & Council

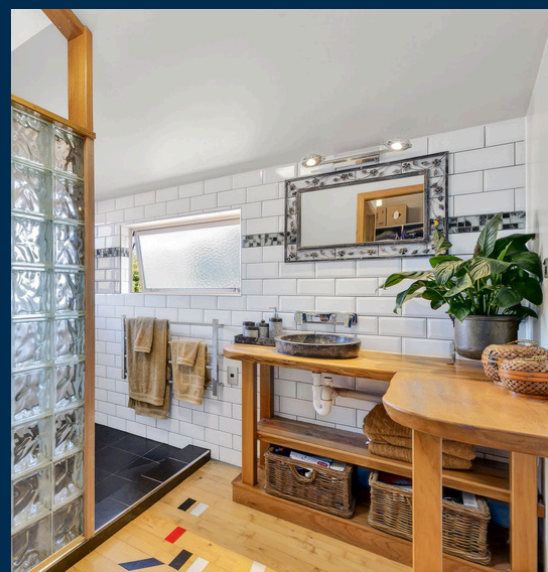
## LEGAL DESCRIPTION

LOCATION:	134 Aranui Road , Mapua
LEGAL DESCRIPTION:	LOT 5 DP 432685
CERTIFICATE OF TITLE	526373
LAND AREA:	7.21 Hectares

## COUNCIL & RATES

TERRITORIAL AUTHORITY:	Tasman
ZONE:	Rural Industry Zone E
RATING VALUATION:	\$3,030,000
RATES:	\$9,375.11







## The Main Homestead

- Diesel radiators
- Electric window in dining room
- Log fire in living room
- Primary Suite top floor with ensuite
- Separate WC
- Separate Laundry
- Scullery off kitchen
- Gas hob
- Bi folding windows in living areas
- downstairs bathroom - shower & basin

## Apartment / Guest Residence

- Kitchen, open plan living & dining
- Bathroom - wet room
- 1 Bedroom



# Productive Grounds & Orchard

## FRUIT TREES

- 2 x Blackboy Peaches
- 1 x Flato Peach
- 2 x White and Pink Peach
- 3 x Prune Plums
- 2 x Green gage Plums
- 1 x has grafted Louisiana Plum
- 1 x has grafted Damson Plum
- 2 x Pear (lunch box size pears)
- 2 x Feijoa
- 2 x Feijoa on other driveway
- 2 xApricot

## CITRUS

- 2 x Meyer Lemon
- 1 x Mandarin
- 1 x Orange
- 1 x Lime
- 1 x Kafar Lime
  
- 4 x Large Fig trees
- 5 x newly planted

## PADDOCK

- 10 - 15 Lime

## FLOWER GARDEN

- 2 xApricot.
- 1 x Flato Nectarine
- 1 x Fig Tree

## MAIN LAWN GARDEN

- 1 x Kafar Lime
- 1 x Meyer Lemon
- 1 x Lemonade
- 1 x Mandarin

## DAHLIAS

- 11 x 30m rows

## ORCHARD GARDEN

- Approx 200 plants
- Recent count after winter / wet

Approximately 1800 - replanted 20 new varieties this season.



## Operational Infrastructure

- Shearing shed
- Stock yard
- Water troughs
- Grazing Paddocks
- Bay sheds
- Workshop

## Income & Future Flexibility

- Building platform in south paddock

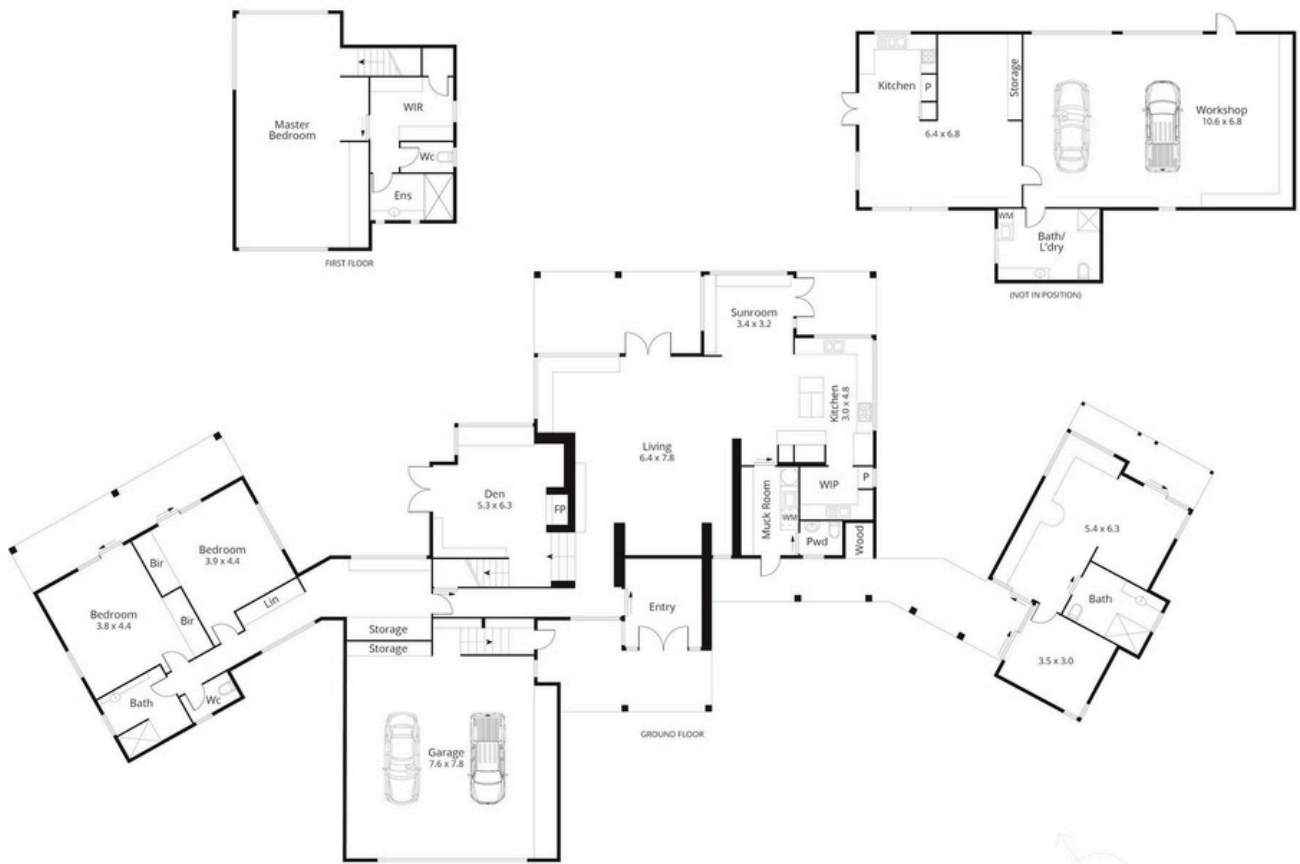


## Self - contained sleepout

- Connected to the workshop
- Bathroom
- Fire
- Kitchen
- Open plan living
- Covered deck

## Cottage / Studio

- Double glazed
- Water & Power
- Covered Deck



## 134 Aranui Road, Māpua

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**

# 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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