



# PARK LANE

76 BRONTE ROAD EAST, UPPER MOUTERE



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# A Waterfront Legacy

76 Bronte Road East is an expansive waterfront estate defined by scale, position, and permanence. Stretching across rolling lawns to the water's edge, this is a home where land, outlook, and architecture work in quiet harmony, offering a level of space and privacy rarely found so close to the city.

The main residence comprises four generously proportioned bedrooms and is anchored by striking open fireplaces, both indoors and out, creating warmth, atmosphere, and natural gathering points throughout the seasons. A heated swimming pool sits within the landscape, framed by established, low-maintenance grounds that prioritise ease without compromising beauty.

A fully self-contained apartment provides flexibility for guests, extended family, or refined accommodation, while the wider estate tells a story of thoughtful stewardship. An orchard and established fruit trees sit alongside a paddock home to sheep, an alpaca, and pecan ducks, adding charm, rhythm, and a sense of grounded luxury to daily life.

Well established and impeccably positioned, this is a property that offers more than a waterfront address. It offers longevity, lifestyle, and a rare sense of arrival. A residence defined not by excess, but by how effortlessly it holds its place.



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INFORMATION PACK

PROPERTY INFORMATION

Property Details

|             |                    |
|-------------|--------------------|
| BEDROOMS:   | 5                  |
| BATHROOMS:  | 3                  |
| FLOOR AREA: | 475 m <sup>2</sup> |
| LAND AREA:  | 1.01 Hectares      |

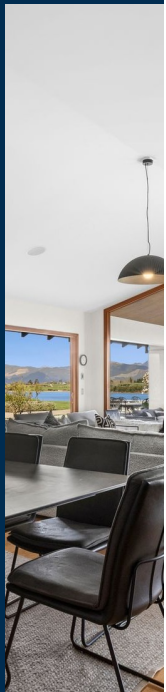
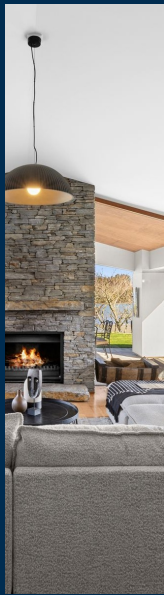
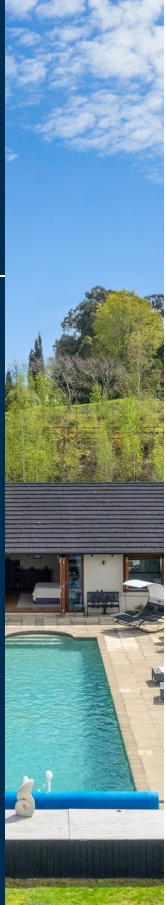
Legal & Council

LEGAL DESCRIPTION

|                      |                                     |
|----------------------|-------------------------------------|
| LOCATION:            | 76 Bronte Road East , Upper Moutere |
| LEGAL DESCRIPTION:   | LOT 2 DP 338773                     |
| CERTIFICATE OF TITLE | 159764                              |
| LAND AREA:           | 1.01 Hectares                       |

COUNCIL & RATES

|                   |             |
|-------------------|-------------|
| ZONE:             | 9G          |
| RATING VALUATION: | \$3,810,000 |
| RATES:            | \$11,043.09 |





## ABOUT US

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# 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

BRAND OWNER & LUXURY PROPERTY ADVISOR

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