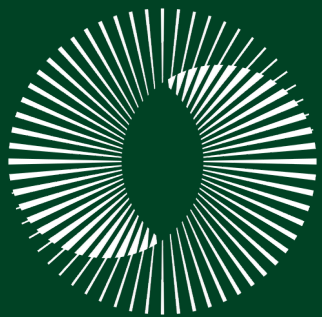


Mint



Glen Aros

1549 RAUKAWA ROAD, RAUKAWA

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1549 RAUKAWA ROAD, RAUKAWA

The Estate - Glen Aros

A generational estate offering heritage, elegance, and lifestyle on a grand scale.

Homestead	 5	 6	 3		 417m ²	 10.23ha
Pool House		 1	 1	 3	 320m ²	
Cottage	 4	 4	 2	 1	 228m ²	
Stables				 2	 240m ²	 108m ²
Sheds				 3+		

Legal & Council

LEGAL DESCRIPTION

LOCATION	1549 Raukawa Road, Raukawa
LEGAL DESCRIPTION	Lot 1 Deposited Plan 23028
CERTIFICATE OF TITLE	HBP3/1148
ESTATE	Freehold
LAND AREA	10.2376 ha (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Rural
RATING VALUATION	\$5,750,000 (1/08/2025)
RATES	\$3,819.38 (HDC) \$2,192.72 (HBRC)





Design & Build

RECENT BUILDING CONSENTS

BUILT CIRCA 1912

- Designed by Albert Garnett. Landscape Designer Alfred Buxton - register of trees available

04/2001 ABA20010479 REPILE DWELLING

- CCC 12/2002 Repiled with sawn timber piles in poured concrete footings

12/2001 ABA20011894 INTERNAL RECONSTRUCTION OF BUILDING (HOMESTEAD) AND ADDITION OF POOL HOUSE

- CCC 12/2002
- Designed by Judd Fenwick Team Architecture
- Materials were carefully chosen to echo design features from 1912 with the Pool House designed to match the homestead.

07/2002 ABA20021101 INSTALL SWIMMING POOL

- CCC 12/2002

04/2006 ABA20060557 ERECT COTTAGE

- CCC 05/2008
- Designed by Judd Dougan Team Architecture

14/2019 ABA20190167 NEW HORSE STABLES

- CCC 08/2019

2021

- 18 x 6m pole shed stables/storage

A Closer Look - Homestead - 417m2

This chattels list should be read in conjunction with the extensive extra chattels list for the property

APPLIANCES, FIXTURES & TECHNOLOGY

- Floor coverings
- Window dressings
- Light fittings
- Central Vacuum System
- Miele dishwasher
- Starline Commercial Dishwasher
- Zenith Hydroboil hot water tap
- Sub Zero 48" side by side fridge/freezer
- Wolf oven (gas) with 6 burner gas cooktop and grill
- Electric Warming Drawer
- Viking Rangehood
- Kenwood Trash Compactor
- 2 x Insinkerator food waste disposers
- 2 x Electric Hot Water Cylinders (continuous reticulation)
- Extractor fans x 6
- Ducted zoned air conditioning - 10 zones
- 2 x open fires

TECHNOLOGY - PROPERTY

Wifi - Starlink to Homestead, Cottage and Stables.
Wifi boosters - Homestead

DOCUMENTS AVAILABLE

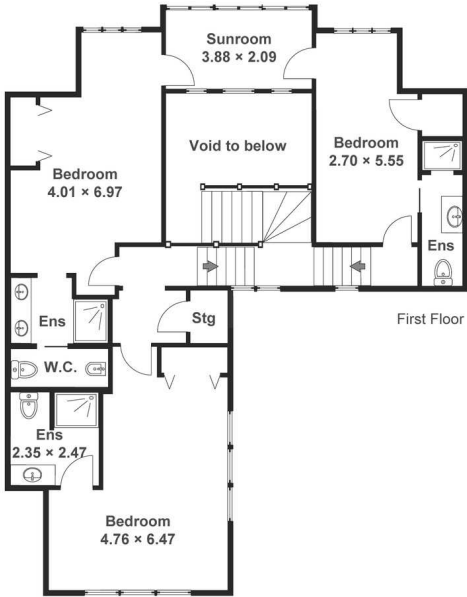
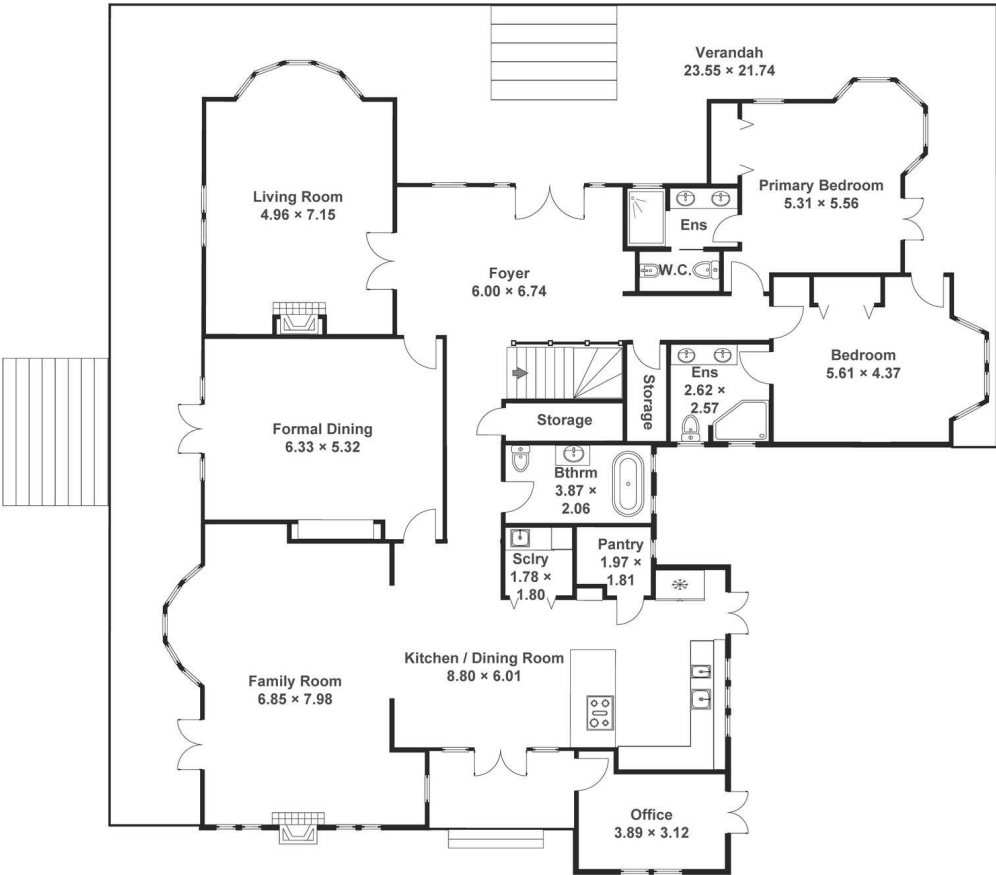
LIM
Floor Plans
Title
Extensive Extra Chattels List

Floor Plans

Homestead

Homestead

Ground Floor



FOR VISUAL PURPOSE ONLY
Drawings are approximate
only and to be used for visual
representations only.

Mint

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A Closer Look - Pool House & Garage & Laundry - 320m2

This chattels list should be read in conjunction with the extensive extra chattels list for the property

APPLIANCES, FIXTURES & TECHNOLOGY | POOL HOUSE

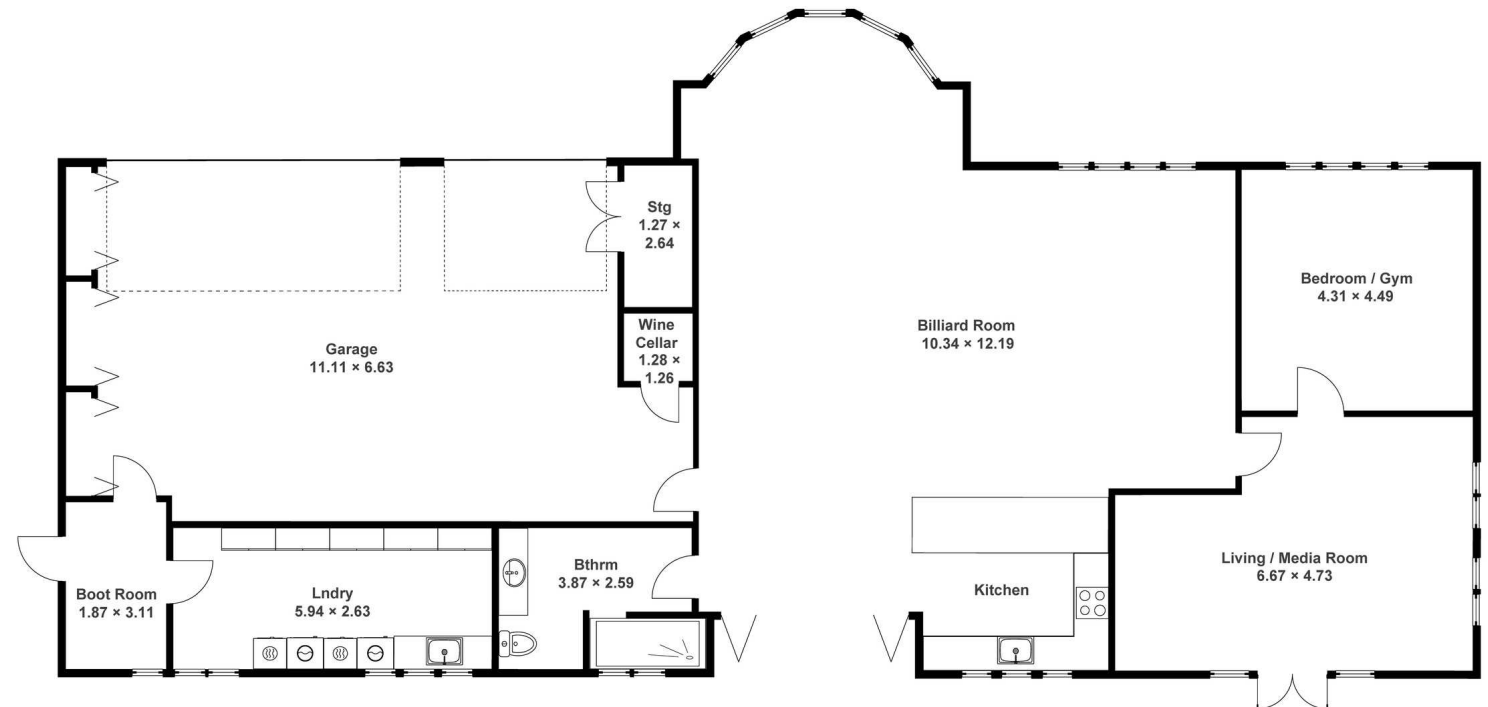
- Floor coverings
- Window dressings
- Light fittings
- Central Vacuum System
- Fisher & Paykel Double DishDrawer
- Simpson Electric oven/4 electric coil hob
- Simpson Rangehood
- Kenmore Trash Compactor
- Insinkerator food waste disposers
- 250L Electric hot water cylinder
- Ducted zoned air conditioning
- Full sized Billiard Table and accessories

APPLIANCES, FIXTURES & TECHNOLOGY | GARAGE

- Gun Safe
- 5 x Storage Units
- Central Vacuum System & accessories
- Light fittings
- Climate-controlled wine cellar
- Auto garage door x 2
- Auto garage door remotes

Floor Plans Pool House & Garage

Pool House / Garage



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A Closer Look - Cottage - 228m2

This chattels list should be read in conjunction with the extensive extra chattels list for the property

APPLIANCES, FIXTURES & TECHNOLOGY - GROUND FLOOR

- Floor coverings
- Window dressings
- Light fittings
- Central Vacuum System
- Fisher & Paykel Double DishDrawer
- Fisher & Paykel Fridge/Freezer
- Falcon 2 door electric oven with 5 burner gas hobs
- Falcon Rangehood
- 2 x 180L Electric Hot Water Cylinders
- Bathroom fans x 2
- Ducted zoned air conditioning
- Open fire

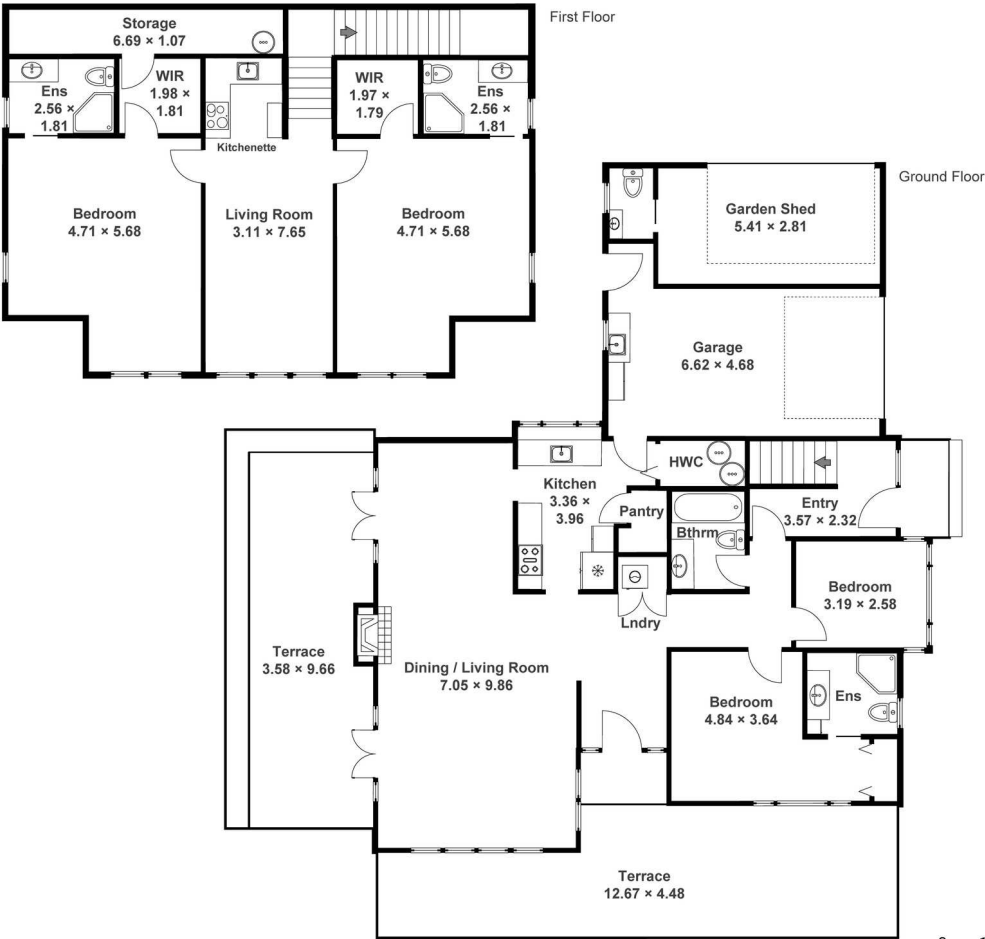
APPLIANCES, FIXTURES & TECHNOLOGY - FIRST FLOOR

- Floor coverings
- Window dressings
- Light fittings
- 3 x Mitsubishi Electric Wall mounted air conditioning
- Whirlpool Stove
- Fisher & Paykel Single DishDrawer
- Fisher & Paykel under-counter Fridge
- Robinhood Rangehood
- Bathroom fans x 2
- Hot Water Cylinder

Floor Plans

Cottage

Cottage



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A Closer Look - Stables & Arena

This list should be read in conjunction with the extensive extra chattels list for the property

STABLES AND ARENA DETAILS

·Arena - 50x60m2 professionally constructed in 2020 Puff lime and tredlite over a track lime
Surface arena with post and rail timber fencing, plus automatic arena sprinkler irrigation. LED lighting inside and outside

Stables – Structural Concepts (240m2 - 20m x 12m) plus covered veranda 48m2
Coloursteel roof & wall cladding
Indoor truck parking with external roller door 3.55m x 4.2m
5 stable boxes (4m x 4.2m each), each with direct access to individual outside yards. Removable stall dividers. Indoor tie-ups, tack rooms, feed room, solarium, outside washdown bays served with infinity hot water and laundry facilities, hay storage & hay room, feed room, and 6 outside yards.

Pole Shed stables/storage - built 2021 (108m2)
18 x 6m Coloursteel exterior
2 large stable boxes, 2 lockable garages/storage rooms and a lockable dedicated horse care room with combined mare and foal crush.

FIXTURES, CHATTELS & TECHNOLOGY

- Infinity hot water system
- Gas bottles
- 2 wash down hoses (external)
- Horse and foal crush (undercover bay)
- Area irrigation system
- All rubber mats
- Stall dividers
- Water troughs
- Feed room table
- Starlink

PADDOCKS

Fencing:

Boundary - Post & Wire with horse-safe electrical outriggers

Internal - horse-safe electrical

Electric fence units - mains feed with backup solar station

Water - troughs in each paddock





A Closer Look - Pool, Garden & Curtilage

This chattels list should be read in conjunction with the extensive extra chattels list for the property

FIXTURES & TECHNOLOGY & CHATTELS

Gardeners' Garage (no vendor warranty)

- Walker ride-on mower (new 2022)
- Walker Lawn Dethatcher
- Tiger Wood Chipper (new 2022 fits front of Walker mower)
- 100L Spray Attachment
- Honda CX35 Edger
- Cobra Air Compressor
- Saw bench with drop saw
- Machine oils (assorted)
- Irrigation system spare parts

Garden

- 2 stone bird baths
- 4 stone statues
- 3 stone garden benches
- 2 Five Star brand dog kennels

Wood Sheds x 2 (2 x Roller doors)

- Any remaining wood stocks

FIXTURES & TECHNOLOGY & CHATTELS

Pool / Hot Tub / Pump Shed

- Chlorine Pool Pump and system
- Waterfall Pump
- Heatpump with electric boosters
- Pool accessories including Dolphin robot cleaner
- Hot Tub - electric heated

Pump Shed (rear of Pool House)

- UV Filter system
- Water Softener
- Irrigation System Controller
- House Pump
- Irrigation Pump

Garden Sheds x 2 (near water tanks)

Water Tanks x 3 25,000 L





A Closer Look - Services

This chattels list should be read in conjunction with the extensive extra chattels list for the property

WATER

There are three sources of water currently utilised on the property. A fourth source of water is not currently utilised.

An easement (Transfer 624420.1 details contained in the Property Information Pack) provides the right to convey water in quantities of not less than 3000L/day from springs for domestic human consumption and needs and from the Patangata Stream for domestic human consumption and needs, for watering the garden and for watering stock.

An easement (Transfer 6248522.1 details are contained in the Property Information Pack) provides the right to convey water for domestic human consumption and needs, garden irrigation, and stock.

Rainwater is collected off the Homestead roof for irrigation purposes.

Bore Water from Well 4642 is not currently utilised. (HBRC report contained in Property Information Pack). Casing diameter 150mm. Permitted take up to 20,000L/day for domestic needs and stock drinking water.

WATER - FURTHER INFORMATION

Three water tanks are located on the far side of the Pool House.

2 x 25,000L tanks for house water – with a UV and cartridge filtration system and water softener (located in the pump room)

1 x 25,000L tank for garden irrigation – collected from the Homestead roof and from the Spring / Stream

Pumps x 2 (House water pump & Irrigation pump located in the Pump House)

Hot Water Systems

Homestead - 2 x continuous reticulation Electric Hot Water Cylinders

Pool House - 1 x 250L electric cylinder

Cottage - 2 x 180L electric cylinders (in cupboard in kitchen ground floor) 2 x 1st floor

Stables - Infinity Gas system

SEPTIC

Homestead/Pool Room

9000L 2 stage septic tank system (replaced 2024) - located in lawn beyond pool patio with effluent fields running horizontal to the west face of the house

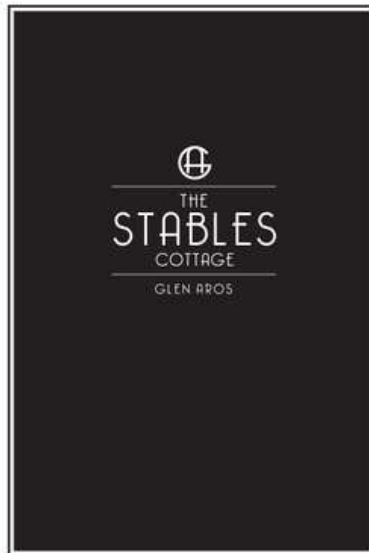
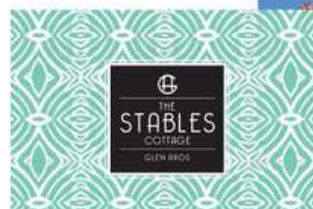
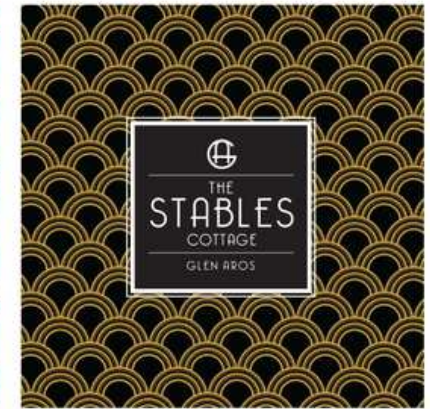
Cottage

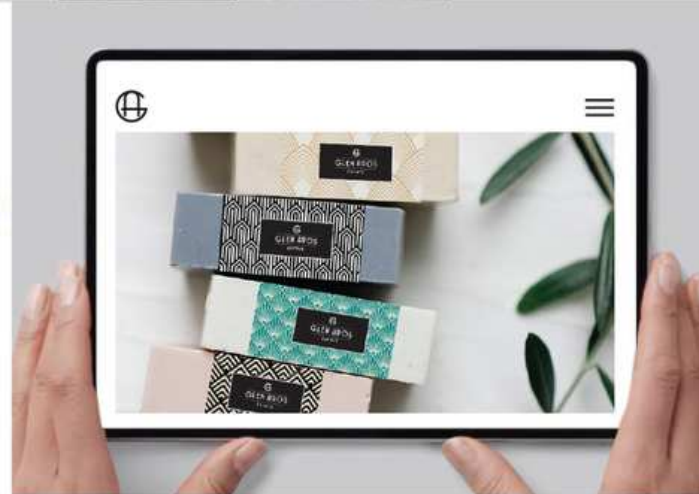
Hynds Advance Tank system with effluent field to sloping side of cottage



BRANDING

The property comes with its own fully developed brand identity and website. The design is inspired by the architectural arch features of the home and art deco design styling. The ownership of the brand and website will transfer to the new owners.





Meet Nic Goodman

FOUNDER AND PREMIUM PROPERTY SPECIALIST
MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of \$3,000,000 – 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

Let's shape the future of your property together.

I look forward to working with you.

Nic Goodman

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