



Golden Bay
REAL ESTATE



Property Brochure

25 Kohikiko Place, Pohara

Quality You'll Appreciate

25 Kohikiko Place, Pohara

 3  2  2  189sqm  577sqm

Welcome to the beautiful coastal setting of Pōhara, where you'll find this quality, near-new three-bedroom, two-bathroom home tucked away in a peaceful cul-de-sac, just a short stroll from Pōhara Beach. Showcasing its own unique character, modern design and thoughtful finishes throughout, this property offers an exceptional opportunity to enjoy comfortable, contemporary living in one of Golden Bay's most sought-after locations.

Step inside and immediately appreciate the sense of space created by the high ceilings, complemented by warm natural light and charming features that give this home its own personality. Offering three well-appointed bedrooms, the master is a standout, complete with a walk-in wardrobe and a beautifully finished ensuite with a double vanity. Both bathrooms feature stylish, high-quality finishes and spacious walk-in showers.

The well-considered layout is complemented by a home ventilation system designed to maintain a fresh and comfortable indoor environment. At the heart of the home, the sleek kitchen combines style and practicality, featuring quality appliances, a walk-in pantry and plenty of bench space for preparing meals with ease. Flowing effortlessly into the open-plan dining and living areas, this inviting space is ideal for everyday living and entertaining. Beautiful barn-style sliding doors and tiled flooring add character and charm, creating a distinctive interior that balances modern design with warmth and personality.

Large sliding doors open onto the outdoor entertaining areas and wraparound deck, creating excellent indoor-outdoor flow. Thoughtfully oriented to capture all-day sun, the home enjoys beautiful natural light throughout the day, while the sunny outdoor spaces provide the perfect setting for morning coffee, relaxing in the sunshine or entertaining family and friends. The easy-care, flat 577sqm section is complemented by established landscaping, adding to the property's welcoming appeal while keeping maintenance to a minimum.

Comfort has been thoughtfully considered, with hydronic underfloor heating providing consistent warmth throughout the cooler months and an added touch of everyday luxury. Combined with double-glazed windows and full insulation, this home offers a cosy and comfortable environment in every season. With a generous 189sqm floor area, there's ample space and solitude for all to enjoy. The extra-large internal access double garage provides secure parking, along with valuable additional storage for all the essentials.

Amazingly situated away from the main road with Pōhara Beach, cafes, the golf links, boat ramps and other nearby amenities are all within easy reach, while Tākaka township is just a 10-minute drive away. Enjoy the relaxed coastal lifestyle without compromising on convenience.

Whether you're searching for a permanent home, a coastal escape or the perfect place to enjoy your next chapter, 25 Kohikiko Place delivers a wonderful opportunity.

Get in touch today to arrange your exclusive private viewing and discover everything this quality Pōhara home has to offer.



SAM GOFFRILLER

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LEGALS

Land area	577sqm
Floor area	189sqm
Tenure	Freehold
Rateable value	\$810,000
Land value	\$275,000
Improvements value	\$535,000
Rates	\$4654.33
Council zone	Residential

ENERGY

Heating	Hydronic Underfloor Heating
Insulation	Fully insulated
Windows	Double Glazed
Water heating	Electric
Ventilation	Ventilation system + Extractor fan x2 (bathrooms)

UTILITY'S

Water	23,000L rain water tank + filters and U.V
Power	Contact
Wastewater	Mains
Internet	Spark broadband

CONSTRUCTION

Year built	2021
Exterior cladding	Rockcote Integra cladding system & Ulltraclad Aluminium Shado cladding
Roof	Couloursteel
Foundation	Concrete
Insurer	AMI

CHATTELS

Auto garage door opener with 2 remotes, window treatments, dishwasher, electric oven, induction hob/cooktop, extractor fan (2 bathrooms), fixed floor coverings, garden shed, heated towel rails, light fittings, range hood, smoke detectors, and ventilation system. Other: Fridge negotiable.

FLOORPLAN





GOLDEN BAY - MOHUA

Golden Bay is a hidden paradise at the northwestern tip of New Zealand's South Island, celebrated for its warm, sunny climate, spectacular beaches, and breathtaking national parks. Protected by Farewell Spit—a remarkable 26-kilometre stretch of fine golden sand and the longest sandspit in New Zealand—the bay offers a unique landscape rich in natural beauty and wildlife. Although reaching Golden Bay requires crossing the winding Tākaka Hill, the approximately 1 hour and 45 minute drive from Nelson is part of the experience, with numerous scenic lookouts providing sweeping panoramic views. This sense of remoteness has helped preserve the bay's unspoiled character, making it one of New Zealand's most rewarding destinations for visitors seeking nature, tranquillity, and authentic local culture. The surrounding waters are also an important resting area for migrating whales and dolphins, with the rare pygmy blue whale occasionally seen offshore.

At the heart of Golden Bay lies the vibrant township of Tākaka, the region's cultural and commercial centre. Known for its artistic spirit, alternative lifestyle, and strong sense of community, Tākaka attracts artists, adventurers, and eco-conscious travellers alike. Its walkable main street is lined with galleries, murals, sculptures, boutique craft shops, cafés, and locally owned businesses that reflect the creative character of the region. Tākaka also provides easy access to many of Golden Bay's natural attractions, including the world-renowned Te Waikoropupū Springs, one of the clearest freshwater springs on Earth, along with nearby beaches, caves, waterfalls, and coastal walking tracks. Adventure opportunities such as rock climbing, caving, kayaking, and hiking make the town an ideal base for exploring the wider bay. With a population of around 6000, Tākaka embodies the relaxed, environmentally conscious lifestyle that has become synonymous with Golden Bay.

OUR RECOMMENDATIONS

SCHOOLS

Te Waka Kura O Mohua /

Golden Bay High School

12 Waitapu Road, Takaka,
Golden Bay 7110, New Zealand
03 525 9914
postie@gbh.school.nz

Takaka Primary School

9 Wadsworth Street, Takaka
03 525 9035
postie@takakaprimary.school.nz

Motupipi Primary School

435 Abel Tasman Drive Motupipi RD1, Tākaka
03 525 9986
office@motupipi.school.nz

Collingwood Area School

36 Lewis Street Collingwood 7073
03 524 8125
admin@collingwood.school.nz

MORTGAGE BROKER

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Scott Jackson

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LAWYER

Glasgow Harley Lawyers

43 Halifax Street, Nelson, New Zealand 7010
03 548 7129
info@ghlegal.nz
PO Box 138, Nelson, New Zealand 7040
Nelson

Tavendale + Partners

Alton House
94 Nile St, Nelson
03 546 9995
info@tp.co.nz
PO Box 8042

Fletcher Vautier Moore Lawyers

Motueka office
175D High Street, Motueka
03 528 7030
admin@fvm.co.nz
PO Box 90, Nelson

CONSTRUCTION/ CONTRACTOR

Byrne Builders Golden Bay

027 891 4321
brooks@byrnebuilders.co.nz

Bay Wide Builders

027 723 2550
dan@baywidewbuilding.co.nz

Black Dog Construction

027 495 8495
info@blackdogconstruction.co.nz



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COUNCIL PROPERTY FILE

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To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

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Sam is so lovely and easy to get along with, very professional and knows his stuff! I've dealt with a few estate agents in my time and my experience with him is by far the best I've had.

I chose to sell with Sam as he had shown me through a couple of properties (when he was working with another company) and I felt he was upfront, honest and genuine.





INTRODUCING

Sam Goffriller

Sam Goffriller is the Brand Owner and Real Estate Specialist behind Golden Bay Real Estate. He brings a clear and genuine passion to the community that shapes Golden Bay to help them achieve their property goals.

As a Golden Bay local, Sam utilises his expertise and insight of the community, market, and property landscape to achieve top results for every client. His dedication is backed by future-focused marketing and videography, ensuring a stress-free experience from start to finish.

When you work with Sam, you can feel at ease with his calm demeanour, people-focused approach, and expert advice.

Whether you are a first-home buyer or a seller looking to take that next step, get in touch with Sam today to kickstart your goals.

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