Bays PROPERTY CO.



8 Lodder Lane, RIWAKA







Dual Living, Double the Opportunity!

5 2 2 5 171m² 1205m²

Set on a stunning, beautifully landscaped 1,205m² section, the kind of property that instantly feels like home — private, sun-soaked and designed for real family living. Lush lawns, established gardens and veggie beds create your own backyard sanctuary, where kids run free, pets roam and long summer evenings are simply a way of life.

Spanning two spacious levels, this five-bedroom home delivers the flexibility so many families are searching for — whether it's room for extended family, a work-from-home setup, or the potential for Airbnb income.

Upstairs is warm, light-filled and welcoming, with a sunny kitchen and dining area that flows effortlessly into the living space. A window seat invites you to soak up the sunshine, while doors open out to a private deck capturing peaceful mountain views — the perfect spot for your morning coffee. Two generous double bedrooms sit on this level, both with wardrobes, including a master complete with its own cosy window seat. The beautifully tiled main bathroom is both stylish and functional, featuring a bath, separate shower and separate toilet.

Downstairs unlocks incredible potential. With its own separate entrance (as well as internal access), this level is ideal for extended family, teenagers wanting their own space, or those looking to generate extra income. Here you'll find two further double bedrooms plus an additional bedroom, a bathroom, kitchenette, laundry and separate toilet — a truly versatile setup that adapts as your needs change.

Expansive flat lawns, raised veggie gardens and established plantings create a space that's both practical and picturesque — perfect for entertaining, relaxing or simply enjoying the lifestyle this property offers.

With a lockable garage and workshop space, carport, and ample off-street parking for multiple vehicles, the boat or camper — everything has its place here.

Positioned in a sought-after Riwaka, you're just a short stroll to the Wharf, local schools and cafes, and only five minutes to the heart of Motueka.













Legals

Land area	1205m²
Floor area	171m²
Tenure	Freehold
Rateable value	750000
Land value	350000
Improvement value	400000
Rates	$3858.96
Council zone	Rural 1

Energy

Heating	Woodburner and Heat Pump
Insulation	Walls and Ceiling
Windows	Single Glazed
Water heating	Electric
Ventilation	Extractor Fan

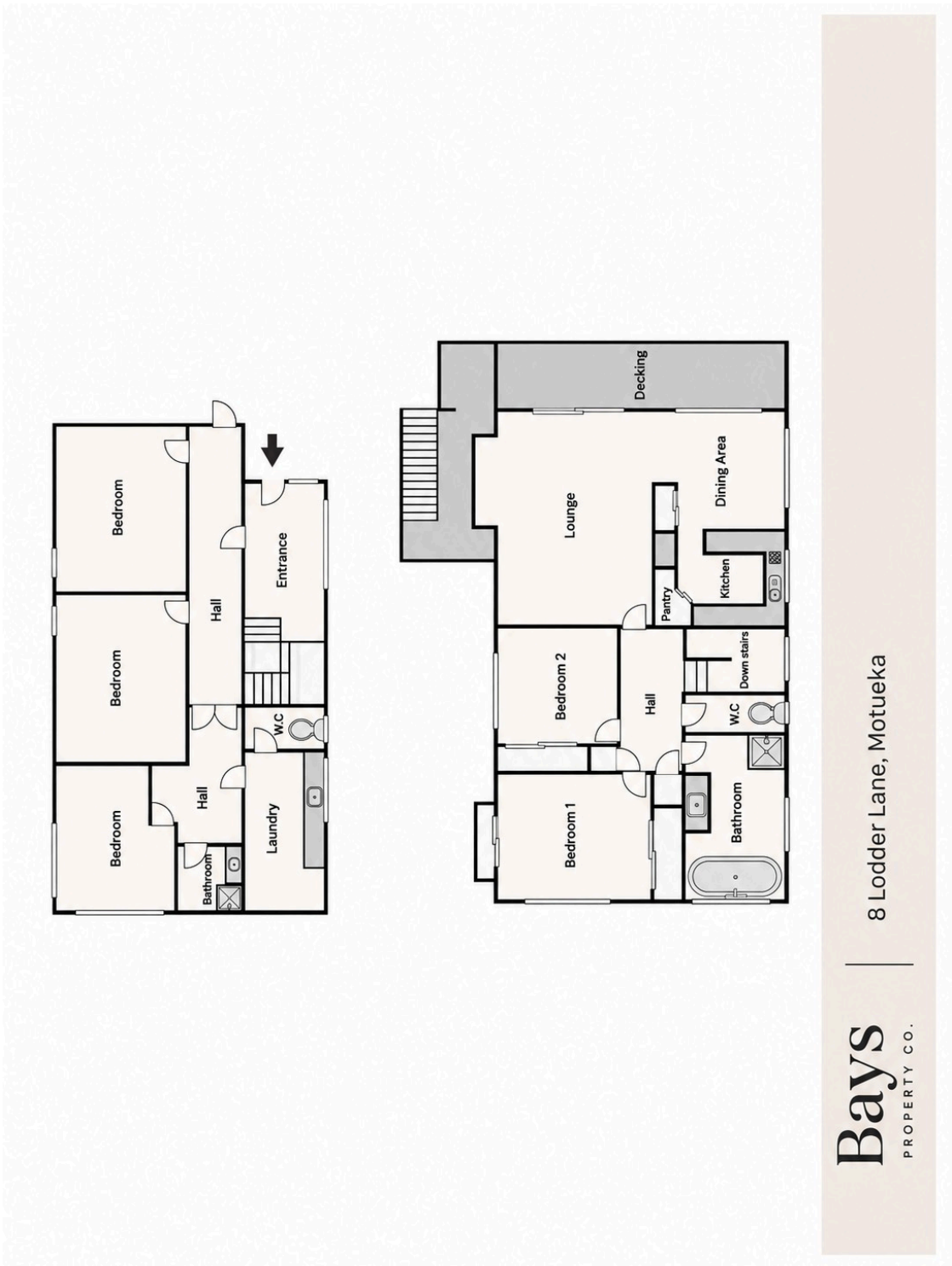
Construction

Decade built	1980's
Exterior	Weatherboard
Roof	Iron, including steel
EQC Claim	n/a
Insurer	

Chattels

Window coverings, Dishwasher, Bathroom extractor fans, Fixed floor coverings, Garden shed, Heat pump, Light fittings, Bore Pump (1)

Floor Plans


Bedroom
Bedroom
Bedroom
Hall
Bathroom
Entrance
W.C
Hall
Laundry
Decking
Lounge
Dining Area
Pantry
Kitchen
Bedroom 2
Hall
Down stairs
W.C
Bedroom 1
Bathroom
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Property. Done Properly.



We are Bays Property Co.

This is Bays.

A fresh perspective on real estate, backed by experience.

Founded on the belief that exceptional service, premium marketing and fairer fees should go hand in hand, Bays Property Co brings a more considered approach to selling property in Nelson Tasman.

Built by experienced local agents with a proven track record, Bays combines the strength of a genuinely collaborative team with thoughtful marketing, transparent pricing and a commitment to achieving outstanding results.

One simple fee. No upfront costs. Premium marketing, always.

Distinctive by design. Collaborative by nature. Committed to doing things properly.

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