Bays PROPERTY CO.



207C Thorp Street, MOTUEKA




family


family

207C THORP STREET, MOTUEKA

One Property, Two Living Spaces, Endless Possibilities!

5 3 3 9 308m² 1563m²

Set on a generous, beautifully quiet section with a lovely rural outlook, this exceptional five-bedroom, three-bathroom property offers something increasingly rare — the space to breathe, the privacy to relax, and the flexibility to live or earn your way.

Designed across two separate wings, the home is purpose-built for dual family living or income potential. The main wing delivers comfortable, light-filled family living, with an open-plan kitchen, dining and lounge at its heart and a separate lounge adding flexibility for quieter evenings, guests or different generations. The master suite is a true retreat, with a large walk-in wardrobe and elegant ensuite, while two further bedrooms and a main bathroom complete the main home. The second wing comes complete with its own lounge and kitchenette, plus two bedrooms and a bathroom — a self-contained retreat ideal for extended family, teenage independence, guest accommodation, or a genuine rental income stream. Two separate entrances and two driveways make the dual-living arrangement genuinely effortless, with privacy and independence for both sides.

Outside, the appeal only grows. Indoors gently dissolve into the landscape beyond, with covered patios, established gardens and lawn giving you room to dine outdoors, relax in the sun or spread out. A low-maintenance section keeps weekends yours, while the lovely outlook provides a constant, calming backdrop — the kind of view you never tire of. Three-car garaging plus six carparks provide valuable space for vehicles, storage and hobbies, with additional room for a caravan or trailer.

Just a five-minute walk to the beach and the same to the heart of Motueka township, you can stroll to the sand, the cafés, the shops. The best of coastal and country living, perfectly placed.

Properties with this combination of space, flexibility and location don't come along often. Whether you're looking to bring the family together under one roof — or secure a smart investment with income potential, this one ticks every box













Legals

Land area	1563m²
Floor area	308m²
Tenure	Freehold
Rateable value	1200000
Land value	550000
Improvement value	650000
Rates	6016.23
Council zone	Residential

Energy

Heating	Heat Pump x 3
Insulation	Fully insulated
Windows	Aluminum, Double Glazed
Water heating	Electric with two separate hot water cylinders
Ventilation	Rangehood and Extractor Fans

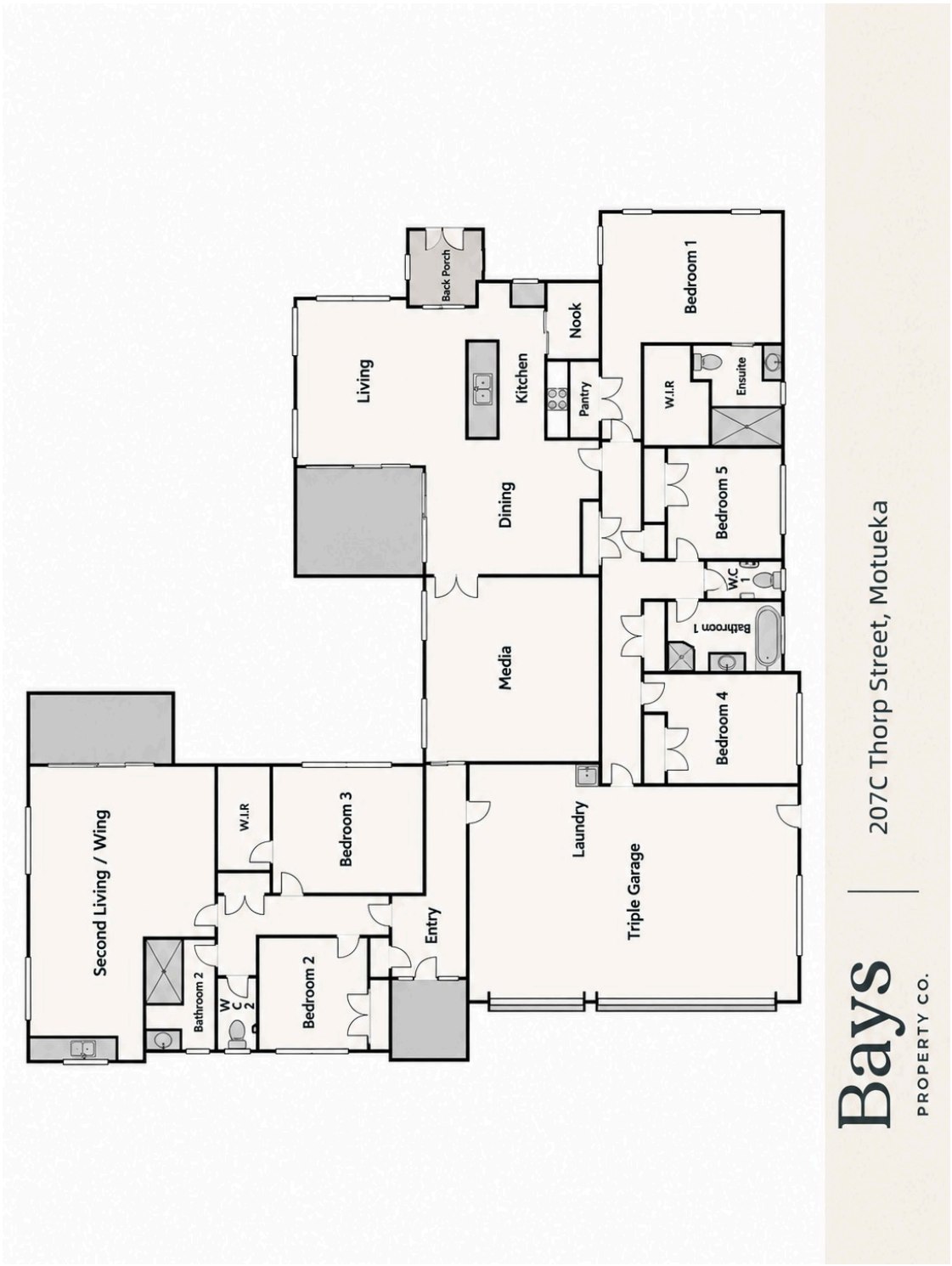
Construction

Decade built	2014
Exterior	Rockcote
Roof	Iron, including steel
EQC Claim	n/a
Insurer	

Chattels

Window coverings, Clothesline, Dishwasher, Bathroom extractor fans, Fixed floor coverings, Garden shed, Heated towel rail, Heat pump, Light fittings, Rangehood, Refrigerator, Smoke detectors

Floor Plans


Second Living / Wing
Bathroom 2
W
C
2
W.I.R
Bedroom 3
Bedroom 2
Entry
Media
Living
Back Porch
Kitchen
Nook
Pantry
Dining
Laundry
Triple Garage
Bedroom 1
W.I.R
Ensuite
Bedroom 5
W.C
1
Bathroom 1
Bedroom 4
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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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