



Indicative boundary only



LJ Hooker



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19 Pio Road, Bowentown

## Home and potential multiple incomes

Positioned on the edge of the harbour and just minutes from the surf at Waihi Beach, 19 Pio Road, Bowentown presents a substantial coastal property of rare flexibility. Across three separate accommodation spaces, the property offers nine bedrooms, seven bathrooms, two full kitchens and an additional kitchenette.

Currently operating successfully as a boutique resort, the property generates approximately \$120,000 per year with only the pool house in use, highlighting the significant upside potential available should the full property be utilised.

Offered as a complete walk-in ownership opportunity, the property is equally well suited to transition seamlessly into a private coastal residence, or to continue as a flexible holiday accommodation option for extended family or shared ownership.

What makes this property particularly compelling is its versatility. It's true strength does not lie in a single use, but in its ability to adapt and perform under a range of ownership vision, from lifestyle retreat to income-generating accommodation.

At the heart of the property, resort-style amenities elevate it well

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### FOR SALE

Offers Over \$3,250,000

### VIEW

By Appointment

### AGENTS

Sarah Trethewey

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### AGENCY

LJ Hooker Waihi Beach

(07) 863 5801

Gary Alway Real Estate Limited

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beyond a traditional coastal home. A dedicated pool house incorporates a heated swimming pool, spa and infrared sauna, supported by indoor-outdoor entertaining areas, lounge facilities and seating designed to comfortably host large groups

Elevated living spaces capture sweeping views across the harbour, coastline and surrounding ranges, reinforcing both scale and separation between accommodation zones, and so much more than one would expect from a coastal address.

Behind the scenes, the property has been thoughtfully equipped with a filtered water supply, a solar power station and lift. The property is being sold with all chattels required to continue operating seamlessly. For purchasers seeking continuity, the ability to step directly into an established boutique resort is immediate. For private owners, the option exists to enjoy the property entirely on their own terms, with flexibility to evolve as lifestyles change.

The position offers calm water access to the harbour, while remaining moments from surf, boat ramp, fishing club and coastal activities. It is a location that works, day to day, season to season, and across changing lifestyles.

Viewing is by appointment. Contact Sarah 0275 776 665 or email [sarah.waihibeach@ljhooker.co.nz](mailto:sarah.waihibeach@ljhooker.co.nz)

## MORE DETAILS

Property ID	CTTGGE
Property Type	House
House Size	322 m <sup>2</sup>
Land Area	994 m <sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

**Sarah Trethewey 027 577 6665**

Sales Consultant | [sarah.waihibeach@ljhooker.co.nz](mailto:sarah.waihibeach@ljhooker.co.nz)

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