



421 Wharehine Road, Wellsford

## Private Lifestyle - Equestrian Retreat

This beautifully established lifestyle property offers the perfect blend of rural living and convenience. Located just 18 minutes from Wellsford township, on the tarseal and within easy reach of State Highway 16, this is country living without compromise.

The 165m<sup>2</sup> homestead has been thoughtfully renovated over time, creating a warm and functional family home. At its heart is a large modern kitchen, flowing seamlessly through the dining area to spacious lounge, with a generous deck on one side and a sun filled conservatory on the other.

Three generous double bedrooms all with built in wardrobes. The master bedroom opens directly onto the deck and is complemented by a conveniently located bathroom. A full family bathroom services the home, while a third toilet is positioned in the laundry. Practicality is well considered with ample storage and an office nook.

House grounds are framed by classic post and rail fencing with mature gardens featuring an array of fruit trees, exotic and native species. A fully fenced and compliant Paradise pool enhances the lifestyle appeal. The concreted driveway leads from the road to

3 2 5

**FOR SALE**  
\$1,195,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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extensive garaging and extra parking.

For equestrians, this property is truly outstanding in its functionality. A separate entrance from the road provides access to the large barn that boasts plenty of storage, flush toilet, power with easy paddock access for the horses. A near new round pen, ample parking for horse floats, sound fencing and established shelter trees make this property very special. The 6.12Ha property is divided into six paddocks, with five water tanks ensuring a reliable water supply.

Enjoy beautiful valley views, a glimpse of the Kaipara Harbour, scattered throughout the land are pockets of Totara, Puriri, and Pohutukawa, providing shelter, character, and visual appeal.

Outdoor enthusiasts will appreciate the close proximity to Atiu Creek Regional Park, with extensive trails across farmland, bush and hills offering long horse rides. Nearby popular boat launching spots at Stables Landing and Port Albert, ideal for fishing, kayaking, and coastal exploration.

This is a lifestyle property that truly keeps on giving, private, perfectly positioned for those seeking space and a connection to the land.

Viewing by appointment call Craig to schedule a viewing 0274856833

## MORE DETAILS

Property ID	84J20
Property Type	Lifestyle
House Size	165 m <sup>2</sup>
Land Area	6.12 hectare
Including	Toilets (3)

**Licensed Real Estate Agents (REAA2008)**

**Craig Kenyon 027 485 6833**  
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