

3577 Motueka Valley Highway Stanley Brook



Negotiation



Floor Area: 200 sqm (approx)

Land Area: 12 ha (approx)

Twelve hectares of wonder, flat, fertile, and wide,
A kingdom of paddocks where dreams can reside.
Four bedrooms of comfort, two baths full of cheer,
With sunlight and warmth through every season of year.

The kitchen's a haven, the home's beating heart,
For laughter, for feasts, for nights that won't part.
Outside, sheds and yards, where both toil and play,
Meet cattle, meet crickets, quad-bikes in ballet.
Stanley Brook whispers, serene yet near town,
A rare chance of acres where futures are found.
Your happily-ever-acres await—claim your crown.



Lillie Broster-Turley

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Licensed Salesperson (REAA 2008)



- ✔ A Low Fair Commission
- ✔ No Upfront Costs
- ✔ Free Marketing
- ✔ No Sale, No Fee

The Details

Address	3577 Motueka Valley Highway, Stanley Brook
Certificate of Title	191293
Legal Description	Lot 1 Deposited Plan 346581
Zoning	Rural 1A
Capital Value	\$1,150,000
Annual Rates	\$3,396.85
Land Area (approx) sqm	12ha
Floor Area (approx) sqm	200
Building age	2000 - 2009
Water Supply	Rain water feeding the house - 1 x 30,000L 1 x 25,000L tanks, another 2 x 25,000L tanks for the stock, water in front paddock, Well water
Waste Water	Waste Management Septic System, serviced each year, new filters recently
Water Heating	Electricity
Insulation	Fully insulated
Cladding	Brick
Roof	Concrete tiles
Electrics	All up to date
Joinery	Aluminum double glazed
Foundation	Concrete pad
Bedrooms	4 Bedrooms
Bathrooms	2 bathrooms including bath and shower, separate toilet
Kitchen	Open Plan, electric cooktop with rangehood, fridge included
Heating	Heatpump
Internet	Chorus, one NZ

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Laundry	Within garage internal entry
Garage	Double garage with storage
Decking	Patio with the potential to be covered
Topography	Flat land
Soil Info	Good fertile soil, great for hay, not fertilised for a while
Fencing	8 small paddocks, one large down the back (size of three), all electric but one with the potential to hook up to the electricity.
Other Structures	Cattle yards, 4 Bay Shed, 2 Bay shed, a little higher than regular size, and pig sty
Current Insurer	Currently with AMI for farm equipment

