



394B KERIKERI ROAD  
**KERIKERI, FAR NORTH**



New Zealand | **Sotheby's**  
INTERNATIONAL REALTY



## CONTENTS

<b>Property Description</b>	3
<b>Overview</b>	4
<b>Property Information</b>	5-6
<b>Location</b>	7
<b>Record of Title</b>	8
<b>Gallery</b>	10-12
<b>Agent Profile</b>	13-15
<b>Anti Money Laundering</b>	16

### **Notice of Disclaimer - To be read before reading the contents of this Memorandum.**

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. The Memorandum does not purport to contain all information that a prospective Purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisors have not independently verified any of the information contained in this Memorandum. None of the Advisors or Owner make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisors or Owner shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.

Each Office Is Independently Owned and Operated. NZSIR North Limited (licensed under the REAA 2008) MREINZ.



# 394B KERIKERI ROAD, KERIKERI

PROPERTY ID: NLA00709



For Sale	Price by Negotiation
Legal Estate	Freehold
Floor Area	581 sqm
Land Area	7,079 sqm



## PRIVATE LIFESTYLE ESTATE WITH PROVEN INCOME

If you've been waiting for a standout lifestyle property that offers space, privacy, and genuine versatility, 394b Kerikeri Road demands your attention. An opportunity to secure an exceptional Bay of Islands holding.

Set on just under 8,000sqm of beautifully landscaped, private grounds, this light-filled luxury residence sits just minutes from central Kerikeri, in one of New Zealand's most sought-after lifestyle destinations. With a proven history as a successful boutique lodge, Treghan seamlessly blends refined family living with flexible income potential, perfect as a full-time home, multigenerational retreat, or established accommodation business.

The five-bedroom main residence is warm, elegant, and highly functional. Multiple open-plan living zones, wide-planked century-old timber floors, and seamless indoor-outdoor flow create a home designed for both everyday living and entertaining.

Expansive sliders open east, north, and west onto 80sqm of hardwood decking, capturing sun, views, and stunning sunsets. One bedroom forms part of a self-contained annex with its own entrance, kitchenette, living room, and ensuite, ideal for extended family, long-stay guests, or live-in support.

Privately positioned within the grounds are two spacious, self-contained guesthouses, each offering two bedrooms, two bathrooms, full kitchens, lounges, and private decks. Currently operated as a luxury 5-star accommodation with strong branding, loyal repeat clientele, and excellent reviews, these guesthouses also lend themselves perfectly to holiday letting or multigenerational living.

The award-winning gardens are a true highlight, offering complete privacy and year-round beauty. Featured in NZ House & Garden and host to prestigious garden tours, safaris, and Pink Ribbon fundraising events, the grounds elevate Treghan well beyond the ordinary.

Just a short drive from artisan markets, vineyards, Bay of Islands golf course, quality schools, the airport, and the Bay of Islands coastline, this is a property that delivers lifestyle, location, and opportunity in equal measure. With motivated vendors and genuine intent to relocate, opportunities like this are rare.

Viewings strictly by appointment.

# Property Information

394B KERIKERI ROAD, KERIKERI, PROPERTY ID: NLA00709

Kitchen	Contemporary
Benchtop Types	Granite
Interior Features	Walk-in-Wardrobe
Dining	Combined Kitchen
Other Rooms	Family Room, Office / Study, Separate Laundry, Workshop, Art Room
Bathrooms	Three
Flooring	Concrete
Floor coverings	Carpet
External Features	Balcony, BBQ Area, Deck/Patio, Garden - Landscaped, Garden - Matured, Trees - Native, Trees - Fruit
Fencing	Partially Fenced
Land Contour	Mixed Contour
Views	Local, Rural
Roof	Colour Steel
Exterior	Weatherboard - Linear
Joinery	Aluminium, Timber, Double Glazed

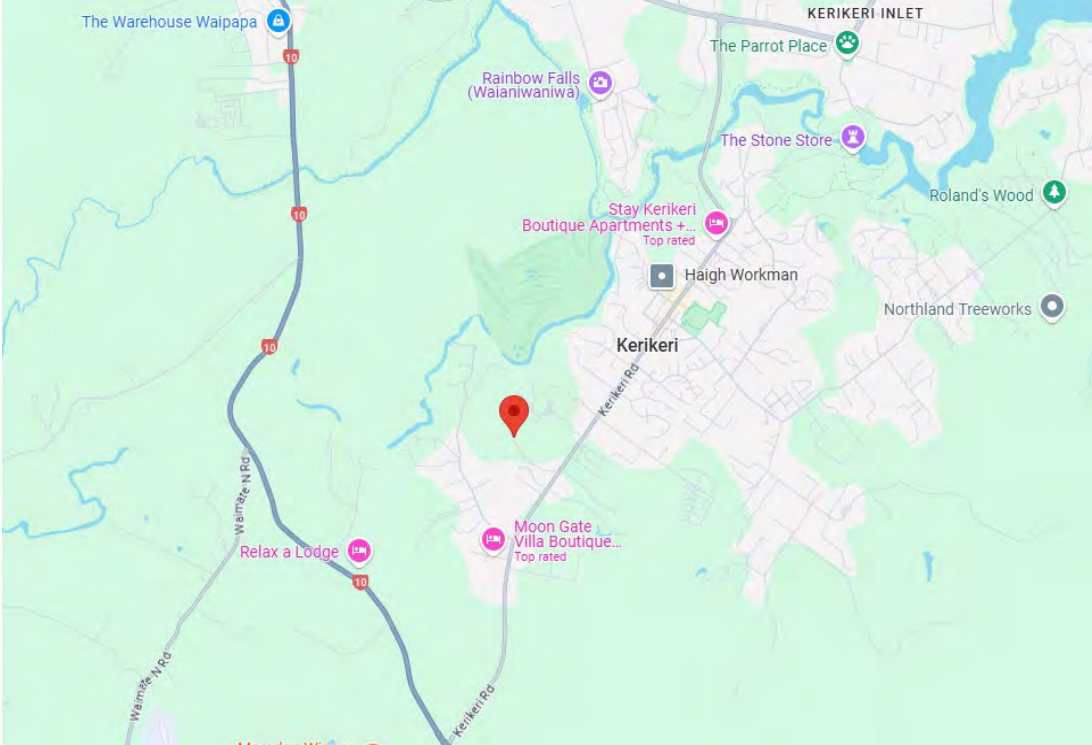
# Property Information CONTINUED

394B KERIKERI ROAD, KERIKERI, PROPERTY ID: NLA00709

Foundation	Concrete Slab
Water Supply	Tank
Sewage	Septic Tank

# LOCATION

394B KERIKERI ROAD, KERIKERI, PROPERTY ID: NLA00709





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



**Identifier** 31912  
**Land Registration District** North Auckland  
**Date Issued** 07 July 2004

**Prior References**  
NA123B/930

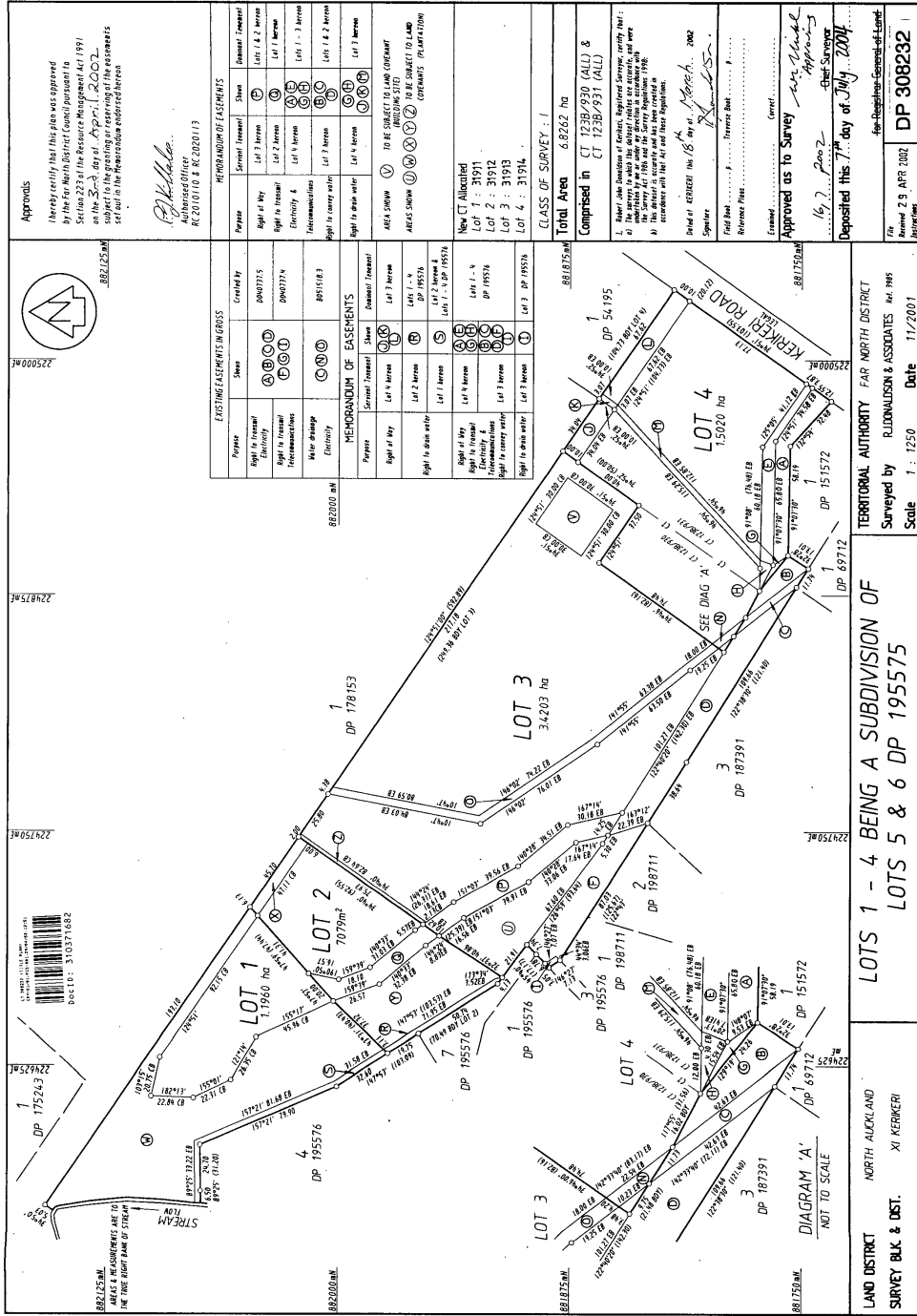
---

**Estate** Fee Simple  
**Area** 7079 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 308232  
**Registered Owners**  
Anna Elizabeth Hamilton and Murray Ian Bain

---

**Interests**

D410151.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 15.7.1999 at 1.52 pm  
Subject to a right to drain water over part marked R on DP 308232 specified in Easement Certificate D410151.8 - 15.7.1999 at 1.52 pm  
Appurtenant hereto are rights of way and rights to convey water, transmit electricity and telecommunications and drain water specified in Easement Certificate D410151.8 - 15.7.1999 at 1.52 pm  
Some of the easements specified in Easement Certificate D410151.8 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant hereto are rights to drain water specified in Easement Certificate D410151.9 - 15.7.1999 at 1.52 pm  
The easements specified in Easement Certificate D410151.9 are subject to Section 243 (a) Resource Management Act 1991  
6069958.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.7.2004 at 9:00 am  
Subject to a right of way, a right to transmit electricity, telecommunications and computer media and a right to convey water over part marked Q on DP 308232 created by Easement Instrument 6069958.7 - 7.7.2004 at 9:00 am  
Appurtenant hereto is a right of way, right to transmit electricity, telecommunications and computer media, and a right to convey water created by Easement Instrument 6069958.7 - 7.7.2004 at 9:00 am  
The easements created by Easement Instrument 6069958.7 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant hereto is a right to drain water created by Easement Instrument 6069958.8 - 7.7.2004 at 9:00 am  
The easements created by Easement Instrument 6069958.8 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 6069958.9 - 7.7.2004 at 9:00 am  
Land Covenant in Easement Instrument 6069958.10 - 7.7.2004 at 9:00 am  
Fencing Covenant in Transfer 6171482.2 - 6.10.2004 at 9:00 am  
9732464.1 Variation of Land Covenant created by Easement Instrument 6069958.9 - 18.6.2014 at 10:50 am  
13283733.2 Mortgage to Norfolk Nominees Limited - 29.4.2025 at 4:24 pm





GALLERY





GALLERY





## GALLERY



New Zealand

**Sotheby's**  
INTERNATIONAL REALTY

# Ash Boyd

## Sales Associate

After a 16-year career in Auckland's media industry as an award-winning producer, director, and team leader, Ash Boyd has returned to his hometown in the stunning Bay of Islands — bringing a world-class skill set to the local property market.

Now proudly aligned with New Zealand Sotheby's International Realty, Ash combines creativity, strategic thinking, and a people-first approach to deliver outstanding results. His strengths lie in clear communication, trusted relationship-building, and a tireless work ethic — all underpinned by a genuine commitment to going above and beyond for every client.

Known for his outgoing nature and focused mindset, Ash approaches every transaction with integrity and a classic Kiwi "can-do" attitude. Whether you're buying or selling in the Bay of Islands, Ash's local knowledge and professional background make him a strong and dependable partner.



## Ash Boyd

M +64 27 244 5669

E: [Ash.boyd@nzsir.com](mailto:Ash.boyd@nzsir.com)

## Anti-Money Laundering

(Anti-Money Laundering and Countering Financing of Terrorism Act 2009)

### Proving your identity when buying or selling a house

From 1 January 2019, real estate agents are required to verify the identity of their vendors in accordance with Anti-Money Laundering legislation. In some situations, real estate agents will also be required to verify the identity of purchasers. If your real estate agent cannot verify your identity in line with the legislation, they will not be able to act for you.

Identity verification can take days and sometimes weeks if a Trust or company is involved, or where parties reside overseas.

The below gives an indication of some of the documents your real estate agent may ask you to present in person or as a certified document as part of this process:



#### Individuals:

Passport, NZ Firearms Licence or NZ Drivers Licence with another document such as a bank statement or statement issued by a Government agency. You will also need to provide a document with your residential address (for example, a utility bill).



#### Trusts:

The Trust Deed and, for all trustees and settlors, the information required for individuals as noted above, together with information regarding the Trust's source of funds or wealth. Additional information may also be required for beneficiaries and appointers.



#### Companies:

Details of the company, together with the information for individuals noted above for every individual with more than a 25% shareholding, all individuals with effective control of the company and all individuals acting on behalf of the company. Information regarding source of funds or wealth may also be required.

*Note: The above list is not exhaustive and is indicative only. Your real estate agent will assist you with the specific requirements in relation to your situation.*

**DISCLAIMER:** The material and information contained herein is for general information purposes only and is not intended to form professional legal advice. New Zealand Sotheby's International Realty (NZSIR) does not accept liability for any claim or other action that may arise directly or indirectly from the use of or reliance on the material and information provided herein. NZSIR recommends you seek independent legal advice if you are unsure of your legal position.

Each Office Is Independently Owned and Operated. NZSIR North Limited (licensed under the REAA 2008) MREINZ.

New Zealand | **Sotheby's**  
INTERNATIONAL REALTY

[nzsothebysrealty.com](https://nzsothebysrealty.com)

893 Cove Road, Waipu, 0582, New Zealand

Each Office Is Independently Owned and Operated. NZSIR North Limited (licensed under the REAA 2008) MREINZ.