



THE COOPER GROUP
ESTATE AGENTS



HOMES FOR SALE

Property Featured: 5 Croisilles Place, Richmond - More info on page 10

JUNE 26



15 Lionel Pl, Māpua

4 BED | 2 BATH | 4 CAR | LAND 1077 SQM

Welcome to Mapua. Set in a quiet, family-friendly cul-de-sac is 15 Lionel Place. Well positioned with a peaceful rural backdrop and sheep along the boundary. You'll enjoy space, privacy, and connection to the land - all just a short stroll from local shops, cafés, and the vibrant Mapua community. Sun-filled open-plan living areas flow effortlessly to the outdoor entertaining area and expansive lawn where there is space to kick a ball, gather with friends or unwind in the spa, star gazing or taking in the views of the Western Ranges. The bedrooms are all generously proportioned doubles and there is ample storage for all the family needs. The bonus here, is not only a dad sized double garage, but additional off-street and covered parking for a boat, caravan and trailer - plus another car or two! Think fish and chips by the water, cycling the Great Taste Trail, dining out with friends, or catching the ferry to Rabbit Island for beaches and forest walks. The younger kids can walk to school - and as they get older the bus will take them into Richmond or Motueka. In the heart of Tasman, Mapua is a community that keeps growing because it offers so much for so many. As our vendors embark on their next adventure, they're committed to seeing this property sold. Opportunities like this in Mapua don't linger. Call Debbie or Libby today - you need to see this home.

**DEADLINE SALE: Closes 4:00 p.m.
Tuesday 7th July 2026 (unless sold prior)**

For more information: Open the camera on your phone and scan the QR code.



For viewing and questions contact:
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58 Nile Street, Nelson

4 BED | 3 BATH | 2 CAR | LAND 448 SQM

Positioned in the heart of Nelson City, this modern family home offers space, sunshine and exceptional convenience in a sought-after central location. Constructed in low-maintenance brick, the home has been thoughtfully designed for comfortable family living. Four generous bedrooms and three bathrooms provide excellent flexibility for growing families, guests, or those working from home. At the centre of the home is a spacious open-plan kitchen, dining and living area - the hub for everyday life and entertaining. A separate living room or snug offers a second space to relax, unwind or retreat with a book. With its own garden access, this may also be your ideal home office. Bi-fold doors span the northern side of the home, opening seamlessly onto a private, sun-drenched entertaining deck. Upstairs, the bedrooms enjoy views across the cityscape, while the downstairs primary suite opens directly onto the garden and the westerly aspect. A generous double garage provides secure parking and storage. The city centre is just a five-minute walk away, with easy walking in either direction, to schools for all ages and stages. You are close to everything - including the best mountain biking and walking trails that Nelson has to offer. Super convenient, solidly built and beautifully positioned, it is rare to find a modern home of this scale and quality right in the city.

Offers over \$1,425,000

For more information: Open the camera on your phone and scan the QR code.



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2/1 Hinau Street, The Brook

2 BED | 1 BATH | 1 CAR | FLOOR 80 SQM

Positioned right on the edge of the city, this free-standing home delivers the perfect balance of convenience and comfort. With schools close by and the city centre an easy walk away, the location speaks for itself. Inside, the home has been thoughtfully modernised, offering two well-appointed bedrooms and easy, low-maintenance living. The north-facing aspect ensures the living spaces are filled with natural light, while a ULEB wood burner and heat pump keep things warm and cosy all year round. Step outside and you'll find a sunny, productive garden paired with a spacious north-facing deck - ideal for relaxed afternoons or entertaining. Internal access garaging adds everyday ease, with additional off-street parking completing the package. 2/1 Hinau Street is a smart option for first home buyers, downsizers or investors seeking a well-located, move-in ready property.

Offers over \$589,000

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83 Pomona Road, Mapua

2 BED | 2 BATH | 2 CAR | LAND 1,050 SQM

Tucked away from the road and overlooking gently rolling farmland, this contemporary Ruby Bay (Mapua) home offers a peaceful lifestyle in one of Tasman's most desirable locations. Privately positioned, the home enjoys a strong sense of rural lifestyle while remaining just minutes from Mapua, the coastline, and local amenities. The well-appointed kitchen is both practical and inviting, with quality appliances, generous counter space, and a walk-in pantry. The wood burner adds warmth and comfort through the cooler months, while easy indoor-outdoor flow connects the living spaces to a covered deck and landscaped patio. Off the main living room, a second living space works equally well as a third bedroom or home office. With two generous bedrooms, the master suite includes an ensuite and walk-in wardrobe, while a spacious family bathroom services your guests in style. Uninterrupted views take you over farmland across to Mount Arthur delivering truly spectacular sunsets. Completing the package is a tandem garage and behind this, a fully lined and insulated room with external access with its own private deck, offering excellent versatility as a work from home space, storage or overflow for guests. Offering the peace and space of a rural setting without the rural workload, making it a perfect retreat for professionals, downsizers, holiday home / Airbnb options or anyone seeking this relaxed country lifestyle.

Offers over \$1,135,000

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18 Ledbury Road, Atawhai

4 BED | 2 BATH | 2 CAR | LAND 1,211 SQM

Commanding sweeping views across the Haven and Tasman Bay to Separation Point and the snow-capped peaks of the Kahurangi Ranges, this spacious family home offers an exceptional lifestyle in a truly privileged position. Designed with families in mind, and yet well-suited for all ages and stages, the home boasts generous proportions throughout. Generous living areas provide flexibility for both relaxed day-to-day living and effortless entertaining. Storage is abundant and the flexible layout provides scope for privacy and separation of guest accommodations. With two bedrooms and a full bathroom on the lower level, there is the potential for airbnb. Practicality has been thoughtfully considered, with an oversized double garage, ample off-street parking and plenty of room for a camper, boat or additional vehicles. Privacy has also been considered with the bush clad hillside and lush plantings around the home providing separation and space between neighbours. Exceptionally maintained and beautifully presented, this is a home you can simply move into and enjoy. Located just minutes from the city centre, with easy access to schools and all amenities, it offers the ideal balance of convenience, comfort and captivating views. A wonderful opportunity to secure a substantial family home in an outstanding location.

Offers over \$1,235,000

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8 Bridgewater Lane, Stoke

4 BED | 2 BATH | 3 CAR | LAND 1,145 SQM

A change in direction for our vendors has seen this beautiful family home come back to the market. Built to exacting standards, this 'Canadian Barn' style home is quite unlike anything else on the market today. Handcrafted using a blend of native and exotic timbers and natural stone, the finish is extraordinary, and yet it blends superbly into this beautifully wooded landscape. Bordering reserve, the feeling here is one of endless greenbelt. The home offers three generous living spaces, 4 double bedrooms, 2 and a half bathrooms and plenty of room for the family to spread out. A cleverly designed rumpus on the upper level lends itself perfectly as a hangout for your teens or work from home space. 3 car garaging, split into 2 - one single and one double garage. Both with internal access and maximising storage, with an additional room dedicated for storing the toys. Located in the Ngawhatu subdivision, you are surrounded by quality homes and easily connected to all amenities, with Stoke shops only a few minutes away. There is a range of walking and bike paths at your fingertips. You are in the Nayland school zone and an easy commute to Nelson or Richmond, whichever way your work takes you. #8 Bridgewater Lane is one of those rare homes that is a testament to the beauty of natural and organic finishing. A high-quality spec where the smallest details have been well considered. She is quite superb!

Offers Over \$1,529,950

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50 Ledbury Road, Atawhai

5 BED | 3 BATH | 2 CAR | LAND 1.02 HA

Hidden away in a peaceful pocket of country living just minutes from the heart of Nelson City, this 1990s family home offers space, privacy, and stunning views across Tasman Bay. Featuring five bedrooms plus a study, three bathrooms, and multiple living areas, there is room for everyone. The true appeal of this property is its lifestyle offering, with a substantial block of land that includes paddocks suitable for a few sheep, expansive grounds with established fruit trees, a stand of native Kanuka and large decked areas designed to make the most of this very special position. An expansive space for outdoor living and entertaining, complemented by a Swim Spa, the perfect antidote to a busy day. Storage has been extremely well considered, with multiple storage rooms / pantry and utility spaces that work superbly for growing families. There is internal access double garaging as well as plenty of off-street parking with room for a caravan, boat, or both. The residential zoning and lay of the land offers buyers flexibility and future potential, including the possibility of further subdivision. This is a rare opportunity to secure a property that truly captures the Kiwi dream without having to 'move country'. A unique lifestyle opportunity not to be missed. Viewings are by appointment only, so call Debbie or Libby and book your appointment today.

Offers over \$1,485,000

For more information: Open the camera on your phone and scan the QR code.



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5 Croisilles Place, Richmond

3 BED | 2 BATH | 2 CAR | LAND 618 SQM

Since its construction, this home has been loved and tended by the same hands in the family for 35 years. Recently refurbished, right in the heart of Richmond, this home has easy access to schools, shopping, and all amenities. Designed over two levels to maximise space and privacy, the bedrooms are all located downstairs. Our master suite with picture windows, garden access, a walk-in robe, and a newly renovated ensuite. The two additional bedrooms are generously proportioned, the 2nd room also opening out to the garden - serviced by a brand new bathroom and separate toilet. Upstairs, you'll find light-filled, open-plan living and dining areas that frame elevated views across Richmond and out to the Waimea Estuary. This brand-new kitchen is practical and stylish in white, with generous counter space and storage. A separate lounge offers privacy and flexibility, as it opens to the family room making for a large, light filled space. Storage is plenty throughout the home, with a separate laundry, under stairs cupboard and storage in the attic above the garage. Outside, mature gardens and a private, fully fenced backyard create a relaxing space. 5 Croisilles Place is a quality-built home that's been lovingly maintained. A building report is available. Exceptional views, spacious living, and thoughtful design make this a home you won't want to miss.

Offers over \$989,000

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7 Ngatitama Street, Nelson South

4 BED | 2 BATH | 2 CAR | LAND 1,523 SQM

This beautiful four-bedroom home is an architecturally designed, extended, and modernised early New Zealand classic. Situated in the heart of Nelson's dress circle with views out to the sea, this home is within easy walking to Nelson's most desired schools. It is highly desired by professionals and families alike. 'Peck House' is north-facing and was designed and lived in by Frank Peck, notably, the architect of the Nelson Cathedral. The views extend out towards the Cathedral and sweep over the city, out to the bay. The Grampians recreational reserve is behind the house, with its walking tracks, beautiful trees and bird song, all part of the Nelson lifestyle. Multiple outdoor entertaining areas and a flat lawn provides places to bask in sun or shade all day. The gardens are well established and mature, with many fruit trees, natives and exotics that bring vibrant colour into the surroundings. Inside, the spacious, open-plan living brings family connection, whilst further living areas offer the additional quiet spaces. On the upper level, a full spacious primary suite provides restful parent privacy, with ensuite, dressing room or study and views that need to be seen to be appreciated. The adjacent section is also available to purchase by separate negotiation, so if that may be your preference, let's have a chat. This is a wonderful dress circle opportunity.

\$1,650,000

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10A Rangiora Terrace, Tahunanui

4 BED | 3 BATH | 3 CAR | LAND 1,389 SQM

Taking pride of place in a prime coastal setting, this impressive family home captures sweeping beach and bay views while delivering space, flexibility and comfort that growing families crave. Thoughtfully designed for both everyday living as well as entertaining, the expansive deck and inground salt pool set the scene for relaxed summer living. This is where your teenagers will want to bring their friends home to. Keep them close for as long as you can. Inside, there are four generously sized bedrooms and three well-appointed bathrooms – anchored by a primary suite complete with a generous walk-in robe and ensuite. Multiple living zones include a large rumpus room with its own kitchenette – the perfect setup for teenagers, guests or independent living, offering flexibility rarely found. With 310 sqm of living and 90 sqm of garaging, the proportions are impressive. Practical and highly functional, you can park 3 vehicles under cover securely. With 24 PV solar panels installed, energy efficiency is front of mind, keeping power bills to a minimum. Established gardens provide a lush, peaceful outlook from every room. Just moments from the beach and we are conveniently close to town, schools and key arterial routes. This exceptional home combines a sought-after position with a layout perfectly suited to growing families – especially those with teenagers who need space of their own.

Offers Over \$1,460,000

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16 Konini Street, Nelson South

3 BED | 1 BATH | 1 CAR

Tucked into the hillside in the heart of Nelson, this thoughtfully designed three-bedroom townhouse offers easy, low-maintenance living. Set across three levels, the layout provides excellent separation between living and accommodation, making it particularly appealing for couples or those who value both space and privacy. The lower level is dedicated to open plan living, dining and kitchen – a light-filled hub that flows effortlessly to a sun-drenched paved courtyard, perfect for relaxed unwinding at the end of the day. Above, the master suite occupies its own level, complete with bathroom, while the upper floor hosts two more bedrooms, ideal for family or flexible use as a home office. Architectural angles and clever design elements add character throughout, creating visual interest and a sense of individuality that sets this home apart. The westerly aspect captures beautiful sunsets and views over the surrounding hillsides. Solar panels contribute to the sustainability aspect of the home, and with garaging plus additional lock-up storage in the basement, practicality is well covered. Just an easy stroll to the CBD, this is a true “leave the car at home” lifestyle in a highly convenient central location. Distinctive, low-maintenance, and just that little bit different – this is city living done well.

Offers over \$745,000

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45 Alton Street, Nelson

3 BED | 1 BATH | LAND 379 SQM

Step into timeless charm with this beautifully updated 1923 bungalow, perfectly positioned in the central city just metres from Central School and St Joseph's Primary. Blending classic character with modern comfort, this home offers an easy-care lifestyle in a location that's hard to beat. Set on a private, sunny section, the home has been thoughtfully modernised and is Healthy Homes compliant, giving peace of mind alongside period appeal. Inside, you'll find three generous double bedrooms, a light-filled open plan kitchen and dining area, and a welcoming living room that captures the sun throughout the day. Outdoor living is well considered, with a covered east-facing verandah for relaxed mornings and a sunny north-facing entertaining deck ideal for gatherings and long afternoons outdoors. A secure lock-up basement provides excellent storage for bikes, tools, and toys. Leave the car at home and embrace city living in this easy care, character-filled bungalow perfectly suited to professionals, retirees and small families alike. There is so much to love about 45 Alton Street.

Offers over \$950,000

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21 Dorothy Annie Way, Nelson

4 BED | 2 BATH | 3 CAR | LAND 1,335 SQM

Taking in stunning views over Nelson City and the Tasman Bay all the way around to the surrounding rural landscape, this architecturally designed home offers a modern, understated sense of luxury. Its private, well-crafted layout provides a seamless balance of space, light, and comfortable family living. At 310 sqm, this residence provides generous flexibility with two expansive open-plan living zones that open effortlessly to a series of sunlit decks, perfect for year-round enjoyment. Configured for families of all stages, the home includes a private parents' wing complemented by an adjoining room suited to a nursery, dressing room or home office, while three further bedrooms are located on the same level. The upper mezzanine level provides a creative haven that will ignite every child's imagination. The impressive double-height garage and workshop, with an abundance of storage, a separate laundry, and a custom climbing wall, offer extensive space for vehicles and toys. Literally moments from Nelson's city centre, you can leave the car at home and stroll to work or school via the walkway at the bottom of the property, which leads directly to Manuka Street. This is your opportunity to secure a secluded, inner-city retreat in a highly sought-after location, offering comfort, convenience, and views that will leave a lasting impression.

Offers over \$1,749,000

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6 Arthur Vista, Atawhai

5 BED | 2 BATH | 2 CAR | LAND 1,146 SQM

For large, blended or extended family living options, 6 Arthur Vista is fabulous! For those wishing to work from home or add a potential income factor, 6 Arthur Vista definitely delivers! Purpose built to 'meet the spec' of the family unit and to maximise the spectacular views over Tasman Bay. The expansive living areas seamlessly flow between indoor and outdoor, with three separate indoor, and three outdoor living spaces, that provide opportunities to either relax in private or come together for the family gathering. The sheltered courtyard with Italian tiles, gazebo, gas fire plus wood-fired pizza oven, is the perfect entertaining space - made complete with the sea view being captured via picture windows that lead to the front of the home. A carefully considered and well executed design feature. At its heart, the designer kitchen is sure to impress with beautiful granite countertops and a butler's pantry. Positioned to connect well with two living, as well as outdoor dining and entertaining spaces. This is where families come together. We have a game of two halves, as the main living and accommodations are on the upper level, while downstairs, two generous bedrooms, a further living room and luxurious bathroom make for the perfect separate accommodation or business proposition.

Offers over \$1,890,000

For more information: Open the camera on your phone and scan the QR code.



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25 Little Todd Valley Road, Todds Valley 4 BED | 2 BATH | 2 CAR | LAND 12,475 SQM

An exclusive sanctuary of opulence and tranquillity, where luxury living reaches its pinnacle. Step into the grand courtyard, meticulously designed by the late John Gosney. Nestled atop the ridgeline, this luxury home exemplifies perfection at every corner. Exquisitely appointed, it stands as a testament to the exceptional quality rarely found in real estate. The kitchen, the heart of this home, is a culinary masterpiece, equally well-suited for intimate family dinners and extravagant gatherings. Multiple living spaces provide fabulously versatile entertaining spaces and quiet places for relaxation and contemplation. The master suite is a soundproof haven, complete with a private sitting room, a luxurious ensuite bathroom, and a dressing room that exceeds expectations. Additional accommodations are equally well appointed and positioned to provide quiet separation for guests. The utility spaces have been carefully considered and service this immaculate residence with ease. Yet the appeal extends beyond the main residence. Only footsteps away is a substantial studio, turning your dream of working from home into reality. The adjoining wooded paddock, spanning approximately 3,500 square meters, is securely enclosed by deer fencing. The current owners have extensively planted and landscaped the grounds ensuring that all the hard work has been done, with a mixture of native, ornamental and fruit trees.

\$2,450,000

For more information: Open the camera on your phone and scan the QR code.



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11 Chamerion Way, Atawhai

LAND 1,019 SQM

Only minutes from the heart of Nelson, Chamerion Way is an intimate enclave of sections and new homes offering the extraordinary and highly coveted Tasman Bay and Western Ranges vista - that quiet perfection when the sun goes down and the sky and ocean blend into one.

A change of direction has our vendors reluctantly drawing to a halt their current plans to build a remarkable architecturally designed home. A change of direction that spells a wonderful opportunity for astute buyers. The plans are drawn, and lodged with council, BUT if you like what you see and have a plan of your own, then this section will not hold you back. Given the current demand for new homes this close to Nelson City, this is your chance to build to get exactly what you want. The advertised price is for the section alone. Buyers looking to take the hard work out of designing can progress with the current plans by negotiation. If you wish to know more about how to get the ball rolling, let's talk. Together we can discuss what you would like to do.

Fixed price \$495,000

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