



THE COOPER GROUP

ESTATE AGENTS

Property Featured: 45 Nile St, Nelson - More info on page 4

AUGUST 26



16 Saddleback Rd, Todds Valley

3 BED | 3 BATH | 2 CAR

Versatile Living with Airbnb Potential

With plans in place, our vendors are motivated to sell. A short settlement can be accommodated for purchasers looking to make their move without delay. Positioned to capture a peaceful outlook across surrounding hills, this beautifully presented home offers far more than first meets the eye. Designed for comfortable everyday living, the upper-level features light-filled open plan living and dining spaces, a well-appointed kitchen and seamless flow to sunny decking where you can relax and enjoy the tranquil surroundings. Large windows frame picturesque green vistas, creating a wonderful sense of space and connection to the outdoors. Accommodations include three generous bedrooms – with ensuite, complemented by two living areas that provide flexibility for families, guests, or those wanting separate spaces to unwind. Adding significant versatility is the substantial games room on the lower level, complete with its own bathroom, kitchenette, laundry facility plus separate external access and carpark. Whether you're seeking a work-from-home solution, space for extended family, independence for your teenagers, or Airbnb income, this adaptable area offers endless possibilities.

Deadline Sale: closes 4pm Tues 8 Sept 2026 (USP)

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



For consultations and questions contact:
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5 Nile Street, Nelson

3 BED | 3 BATH | 2 CAR

FIVE RESIDENCES. ONE EXCEPTIONAL ADDRESS.

An exceptionally limited collection of just five luxury freehold townhouses, thoughtfully designed for those seeking uncompromising quality in the heart of Nelson City.

Enjoying a coveted north-facing aspect and all-day sun, each residence will offer three bedrooms, three beautifully appointed bathrooms and refined interiors finished to an exacting standard. Premium materials, sophisticated detailing and contemporary architectural design combine to create homes of enduring elegance, while provision for future elevator access provides an added layer of convenience and long-term flexibility.

Perfectly positioned moments from Nelson's vibrant dining, shopping and cultural precincts, and a short stroll to the iconic Christ Church Cathedral, these residences offer the rare privilege of secure, low-maintenance luxury living in one of the city's most sought-after locations.

With only five residences available, this is a compelling opportunity to secure an exclusive new home of distinction before construction is complete.

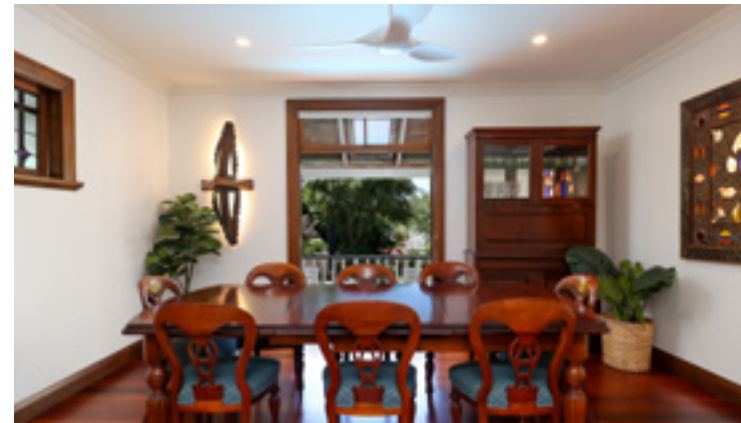
Expressions of Interest

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23 Brougham Street, Nelson South

5 BED | 3 BATH | 2 CAR | LAND 870 SQM

Prestige, Profit & A Price That Demands Attention. Selling well below market value, 23 Broughman Street is an exceptional opportunity that must not be ignored. Our owners have commenced construction on their next project, so the pencil has been sharpened, and our instructions are very clear. Astute purchasers stand to gain over \$500,000 of recent improvements – recognising the instant equity the moment you sign. Bring the family, they will love it. Bring Grandma! The home is perfectly suited to multi-generational living. This is a wonderful family home in the heart of Nelson's most prestigious city suburb. Walking distance to the city centre as well as the full range of Nelson schooling, this location is second to none for family living. Historic Melrose House and Café are literally across the street and Nelson Cathedral only a few minutes stroll. This stunning home has been extensively renovated to an exceptionally high standard, with features that include elevator access across both levels – future proofing for all ages and abilities. Truly resort-like, families and guests will appreciate the sun-drenched heated saltwater pool and 7-person jacuzzi, flat lawns, James Wheatley landscaped gardens, and the peace and quiet that is afforded when all the living faces north and away from the street.

Offers Over \$2,100,000

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



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3 Waterhouse St, Enner Glynn

3 BED | 1 BATH | 6 CAR

The moving truck is on standby, the decision has been made, and the vendors are committed to selling. With their next move already in place, this is a genuine opportunity to secure a home where motivation is high, and a sale is the priority. Move-In ready and bathed in northern sunlight, this charming home offers generous double bedrooms and flexible living spaces to suit a range of lifestyles. Enjoy the option of two separate living areas or configure the additional living space as a fourth bedroom while still retaining room for a dedicated home office. Recently renovated, the kitchen sits at the heart of the home, featuring timber benchtops, a central island, and generous storage. Positioned separately from the remaining bedrooms, the private master suite includes a walk-in wardrobe and offers potential for a future ensuite. First-home buyers, this house is for you, with space for flat mates and all their extras. It will also appeal to those downsizing but still wanting room for the boat, caravan, and visiting family. Set on a fully fenced, sunny corner section. Located moments from key arterial routes, this address places you within walking distance of The Junction's popular cafés and amenities, while bike trails, public transport, schools, and parks are all close at hand. For commuters travelling to Nelson or Richmond, it represents a smart and convenient choice.

Auction: 12pm Tuesday 25th August 2026 (USP)

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



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166 Hoddy Rd, Redwood Valley

3 BED | 2 BATH | 2 CAR | LAND 5,333 SQM

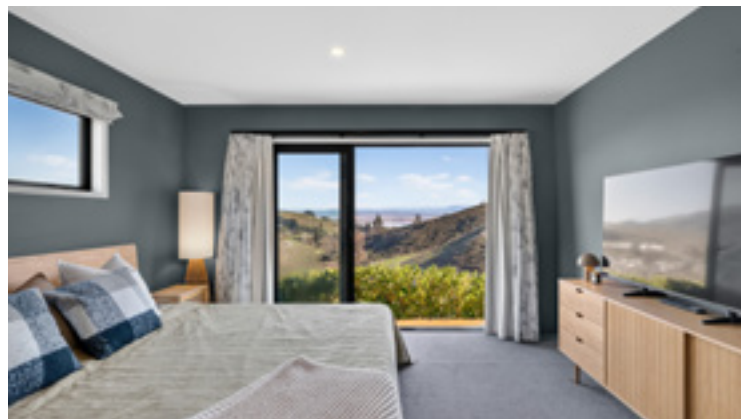
A Waterfront Legacy of Uncompromising Design. Positioned within the tightly held Hoddy Peninsula enclave, this exceptional waterfront residence is a true legacy property – offering an extraordinary blend of architectural sophistication, natural beauty, and uncompromising quality. Set across more than one acre of exquisitely landscaped, park-like grounds, the home is a striking example of thoughtful design. Cedar cladding and carefully curated architectural elements create a warm, organic aesthetic, while the interiors reflect a no-expense-spared approach to finishes, fixtures, and appliances throughout. Bathed in all-day sun thanks to its prized north-easterly aspect, the home opens seamlessly to expansive decking that invites both relaxation and entertaining. At its heart, a natural swimming pool – designed in the style of New Zealand wetlands – forms a tranquil focal point, complemented by an outdoor shower and bath. A pétanque court and a charming “she shed” tucked privately at the top of the garden. Meandering boardwalks wind through lush, established plantings, guiding you around the property and down to the water’s edge where direct access allows for kayaking, paddleboarding, swimming, or simply enjoying the ever-changing coastal landscape.

Price Available on Request

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



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52 Huntaway Cl, Stoke

3 BED | 2 BATH | 2 CAR | LAND 14,502 SQM

Uninterrupted Views & Night Skies

Tucked away at the end of a private lane, you will find 52 Huntaway Close, with views that can never be built out and a 2020 contemporary home with a Kiwiana feel. Bordered by reserve land, buyers who crave open space and big skies should look no further. This is your 'miles from everywhere' feeling with the 'so close to everything' reality. Well positioned for schools of all ages, close to the Stoke Shops, and an easy commute to both Richmond and Nelson whichever way you need to go. Marsden Valley has grown into a thriving community with a friendly, neighbourly feel and plenty of room for children to play and explore safely.

Light filled open plan living opens up via sliding doors to different deck areas – offering a full indoor/outdoor immersion. The white marble kitchen is oriented to capture the view and offers easy connection for family and friends. The effortless entertainer. Thoughtfully separated for privacy, the accommodation wing includes generous double bedrooms and luxurious tiled bathrooms. And completing the home, connected by a sheltered breezeway, the double garage is equally spacious and highly functional.

Offers over \$1,050,000

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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

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29 Neale Ave, Stoke

3 BED | 1 BATH | 1 CAR | LAND 835 SQM

Some homes ask you to compromise. This isn't one of them.

Recently updated – this is an opportunity for first-home buyers, young families, and savvy purchasers. This home has space, practicality, and future potential in equal measure.

Set on a generous 835 sq m freehold section, this home is perfectly positioned within walking distance of Broadgreen Intermediate, Nayland Primary, Nayland College, and shops – with the Railway Reserve right on your doorstep. Generous living areas, three bedrooms and an additional rumpus or office space, this is a home designed to adapt to the changing needs of everyday life. Whether you're accommodating guests, working from home, pursuing hobbies, or raising a growing family, the flexibility here is hard to ignore. The section is fully fenced, plenty of off-street parking and space to garden – truthfully, we don't need to tell you what you can already see. This is a great home with solid bones, plenty of space, and endless possibilities.

The owners are ready to move on. The only question is. Are you ready to move in?

Offers over \$745,000

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30 Valhalla Dr, Richmond

3 BED | 3 BATH | 2 CAR | LAND 807 SQM

If they could take one thing with them, it would be the view.

Move-in ready and positioned among some of Richmond's most admired homes, this elevated residence enjoys stunning views, with direct access to the Richmond Hills, and within walking distance of the town centre. Offering a lock-and-leave lifestyle with all the space and privacy, it features three generous bedrooms, including a master suite with a walk-in wardrobe and ensuite, spacious open-plan living, a sun-soaked deck, and established easy-care gardens. Immaculately maintained inside and out, this warm and inviting home allows you to settle in and start enjoying the lifestyle from day one. Whether you're a professional couple, a small family, or looking to downsize without compromise, this is an opportunity to embrace everything Richmond has to offer. Double-glazed, light-filled, and designed as a low-maintenance lock-and-leave residence, this home is perfectly suited to those seeking convenience, comfort, and more time to enjoy the things you love. The vendors have plans in place and are committed to a sale. Contact Debbie or Libby today to arrange your private viewing.

Offers Over \$1,095,000

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



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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.

Offers over \$1,249,000

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



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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

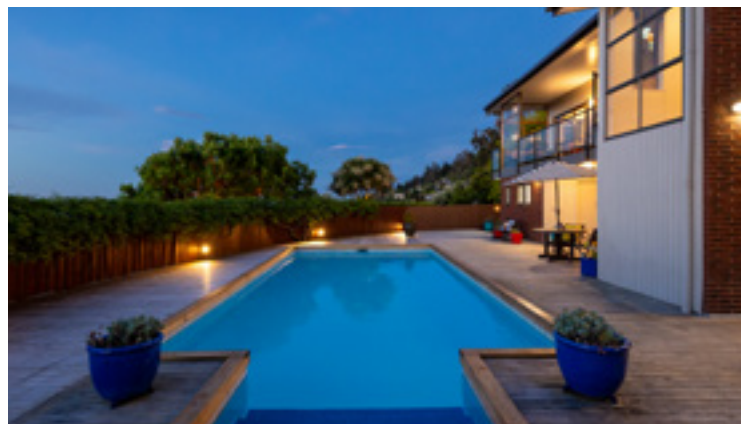
A change in direction for our vendors has seen this beautiful family home come back to the market. Built to exacting standards, this 'Canadian Barn' style home is quite unlike anything else on the market today. Handcrafted using a blend of native and exotic timbers and natural stone, the finish is extraordinary, 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

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



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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

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



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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

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



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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 \$925,000

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



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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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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.

Enquiries over \$2,350,000

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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

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



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