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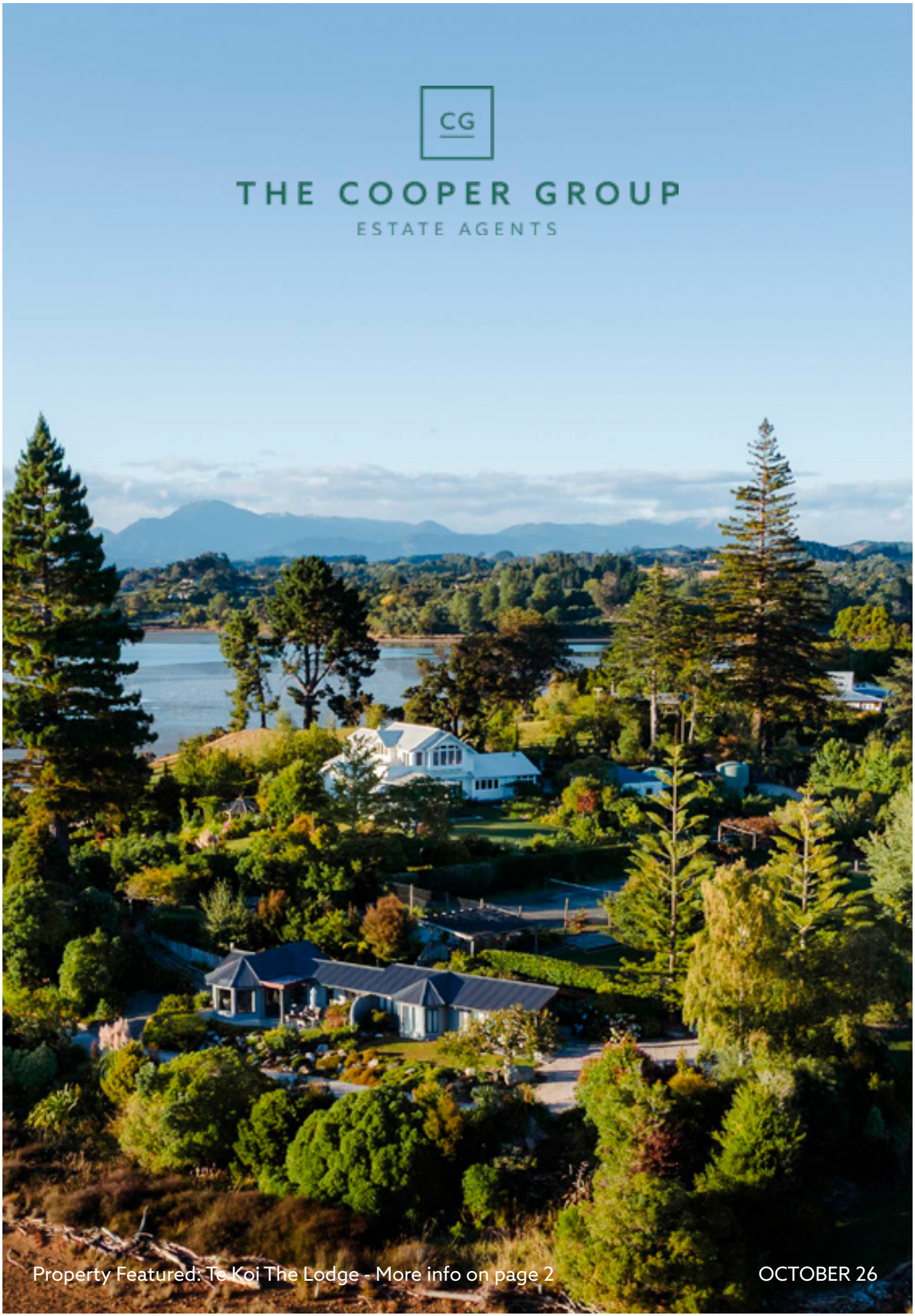
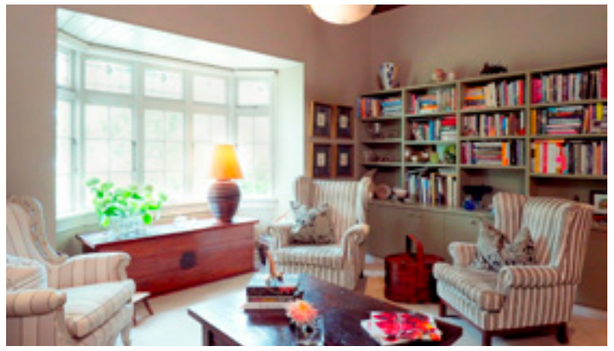
ESTATE AGENTS



Property Featured: Te Koi The Lodge - More info on page 2

OCTOBER 26



Te Koi The Lodge, 133 Bronte Road East

6 BED | 6 BATH | 2 CAR | LAND 1,21 HA

Occupying one of the most remarkable waterfront positions in the Nelson Tasman region, Te Koi presents an opportunity that is seldom available and unlikely to be replicated. Set on approximately 1.2 hectares at the tip of the Bronte Peninsula, this private estate commands sweeping views across the Waimea Estuary, while enjoying a level of peace, privacy and natural beauty that is increasingly rare to secure. At its heart is an iconic homestead, originally one of the peninsula's landmark residences and now carefully restored and reimagined for modern living. Complemented by four luxury villas set along the estuary edge within beautifully established grounds, Te Koi is an estate of exceptional calibre. While internationally recognised as an award-winning luxury lodge, the property's greatest strength lies in its ability to evolve with its next owner, whether as a prestigious private residence, an intergenerational family retreat, or a continued hospitality offering of international standing. The options are as rare as the setting itself. Carefully developed over many years, Te Koi has earned a reputation as an award-winning luxury retreat, with significant scope for future owners to build on its success. Positioned between Nelson City and Abel Tasman National Park, Te Koi enjoys one of the most desirable locations in the region.

Price on Application

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

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz
Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

1 Citrus Ln, Nelson

3 BED | 2 BATH | 9 CAR | LAND 1,482 SQM

Commanding an elevated position with sweeping views across the Waimea Estuary and the Western Ranges, 1 Citrus Lane is a residence of exceptional quality, designed and engineered to exacting standards with an uncompromising commitment to craftsmanship. Completed in 2018, this striking executive home seamlessly balances luxury, functionality and enduring style. Refined interiors, premium finishes and thoughtfully curated living spaces create an atmosphere of understated sophistication, while expansive glazing frames the ever-changing panorama beyond. For many buyers, however, it will be the extraordinary garaging and workshop facilities that truly set this property apart. Rarely found in homes of this calibre, the substantial garaging provides exceptional accommodation for multiple vehicles, a boat or motorhome, recreational equipment or treasured collections, complemented by extensive storage and dedicated workshop space. Whether you're a motoring enthusiast, passionate traveller or simply value room to store life's essentials without compromise, this is a feature that is increasingly difficult to find and impossible to replicate. Extensive decking extends the living spaces outdoors, creating a natural connection between the home and its breathtaking surroundings.

Deadline Sale: Closes 4pm Wed 14 Oct 2026 (USP)

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

For viewing and questions contact:
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debbie@thecoopergroup.co.nz
Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

2/79 Murphy St, Toi Toi

1 BED | 1 BATH | 1 CAR | LAND 40 SQM

Your first home doesn't need to have it all, it just needs to be yours. For buyers ready to swap rent payments for something of their own, Murphy Street is an opportunity to take that first step onto the property ladder. Open-plan kitchen, dining and living provide a space to entertain. The bedroom includes a built-in double wardrobe and direct bathroom access, while outdoors you'll find a deck overlooking native bush, two storage sheds and tandem off-street parking for two vehicles. Town is only five minutes away by car, with coffee and your local fish and chip shop within an easy 10-minute walk. There's a balance here between being connected and tucked away. Best of all, there's no sprawling section competing for your weekends. Murphy Street Reserve is directly across the road, giving you green space to enjoy, walk the dog or simply get outside, without having to maintain it yourself. First-time investor? This one-bedroom unit offers an affordable entry point, or a simple addition to an existing portfolio. Previously rented and formerly Healthy Homes compliant, it may only require a few updates to meet current standards.

If you're ready to turn "one day" into day one, this could be the opportunity to get your foot firmly on the property ladder.

Offers Over $339,000

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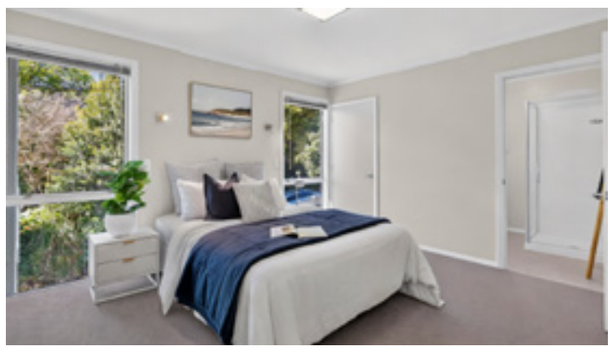

18 Poynters Cres, Stepneyville

2 BED | 2 BATH | 2 CAR | LAND 309 SQM

At 18 Poynters Crescent, the views and sun may be what first catch your attention but look a little closer and you'll discover a home with far more to offer. First time to the market and meticulously maintained, this is a home where comfortable everyday living meets unexpected versatility – all from a location that keeps Nelson City, restaurants and the beach remarkably close. Upstairs, everyday living feels effortless. Large windows draw in the sun and frame the surrounding outlook, while the open-plan living and dining area creates a bright and welcoming heart to the home. From here, step outside to low-maintenance gardens and outdoor living, making the most of the sunshine and views. But it's the flexibility throughout the home that really sets it apart. With two bedrooms, three bathrooms and multiple access points, there is plenty of scope to make the spaces work around the way you live. Create a substantial work-from-home setup, explore guest or Airbnb accommodation, provide space for extended family, or simply enjoy having additional areas that can evolve as your needs change. Even the double garage offers more than expected. Fitted with large sliding doors, it provides another versatile space that can be adapted to suit, while retaining the option to easily return it to a traditional double garage.

Deadline Sale: Closes 4pm Wed 21 Oct 2026 (USP)

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

For viewing and questions contact:

Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz

Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

18 Saddleback Rd, Todds Valley

3 BED | 2 BATH | 2 CAR | LAND 746 SQM

Positioned in the sought-after North Nelson location of Todds Valley, less than 10 minutes from Nelson City Centre, 18 Saddleback Road is a beautifully presented home offering the perfect balance of space, comfort and practicality for modern family living. Designed for effortless everyday living, the light-filled open plan kitchen, dining and living area form the heart of the home, flowing seamlessly to a fully fenced lawn where children and pets can play safely and securely. Generously proportioned, the kitchen features granite benchtops and ample workspace, making it ideal for busy family life and entertaining alike. Extended and renovated in 2017, the home combines a fresh, modern aesthetic with thoughtful functionality. Luxuriously tiled bathrooms add a touch of sophistication, while the primary suite enjoys patio access, a walk-in wardrobe and ensuite. Adding flexibility for growing families, an extra-large rumpus room can serve as a second living area, media room or fourth bedroom. There is a separate study offering the ideal work-from-home solution, allowing you to close the door at the end of the day and maintain a healthy balance between work and family life. Set against a picturesque rural backdrop, the property enjoys easy care established and fully fenced gardens, creating an inviting and safe setting for family life.

Deadline Sale: Closes 4pm Tue 13 Oct 2026 (USP)

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

For viewing and questions contact:

Debbie Cooper-Norriss 021 0252 8294
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Kate Walker 021 993 027
kate@thecoopergroup.co.nz

12 Havenview, Atawhai

4 BED | 2 BATH | 2 CAR | LAND 1300 SQM

Set within beautifully established Sub Tropical gardens and framed by sweeping views across the water to the distant ranges, this striking contemporary residence is a masterclass in thoughtful design and understated luxury. Natural materials, exceptional craftsmanship and a carefully curated palette complete this award-winning home that feels both sophisticated and deeply connected to its surroundings. Expansive glazing welcomes sunlight throughout the day, while warm timber-lined ceilings, polished concrete finishes and bespoke detailing lend a sense of texture and permanence. At the heart of the home, generous open-plan living and dining spaces spill effortlessly outdoors through wide sliding doors, creating seamless connections to sun-drenched lawns, landscaped gardens and multiple entertaining areas. Whether hosting friends for long summer evenings or enjoying a quiet morning coffee, the home is designed to embrace both relaxation and connection. The contemporary kitchen is as beautiful as it is functional, featuring extensive stainless-steel benchtops, quality appliances, generous preparation space and the ability to open on to the garden. It forms the natural centrepiece for everyday life and entertaining. Accommodation is thoughtfully arranged over two levels, with the upper-level capturing stunning water views and ever-changing outlooks across the landscape.

Offers over $1,900,000

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

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz

10 Richmond Ave, Nelson South

LAND 600 SQM

In real estate, there are locations that become available from time to time, and then there are those that may never be repeated. As the last remaining vacant site in one of Nelson's most exclusive streets, this approximately 600sqm section (subject to final survey and issue of title) represents an extraordinarily rare opportunity. Surrounded by established luxury homes and positioned within walking distance of the city centre, it offers the chance to craft a bespoke residence in a setting few are fortunate enough to call home.

Adding to its enduring appeal, the address enjoys convenient access to some of Nelson's most highly regarded schools. A combination of prestige, convenience and lifestyle that continues to attract discerning buyers and families alike.

With land opportunities in this location effectively exhausted, buyers seeking to secure their place in Nelson's dress circle will recognise the significance of what is on offer.

Some opportunities are rare. This one is final.

Deadline Sale: Closes 4pm Wed 14 Oct 2026 (USP)

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For viewing and questions contact:
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debbie@thecoopergroup.co.nz

58 Macs Rd, Hira

5 BED | 3 BATH | 10 CAR | LAND 7 HA

The Ultimate Lifestyle Living, Within Reach.

Located just an easy 20-minute commute from Nelson City, in the picturesque Lud Valley, this exceptional lifestyle property offers a rare combination of privacy, sunshine, sweeping valley views and genuine self-sufficiency. Seldom found, a lifestyle block with grazing land across fenced paddocks provides outstanding options for those wanting space, stock, or a more independent way of living. The substantial home sits perfectly nestled into the landscape – positioned for all day sun, shelter from prevailing winds, total privacy, and panoramic views that stretch down and across the valley. Native bush lines the driveway from the valley floor right up to the home, creating a beautiful sense of arrival and a haven for birdlife. Built in two stages, the later addition was architecturally designed and incorporates passive heating and solar hot water, adding to the property's eco-friendly credentials. Inside, the kitchen features a pantry, stainless steel appliances including a gas hob/oven combination, and a freestanding breakfast bar. The open plan dining area flows to a serene alfresco setting and BBQ space via stacker sliders. While the lounge with log fire, computer nook and large upstairs office/media room provide multiple living zones for families.

Deadline Sale: Closes 12pm Thur 24 Sept 2026 (USP)

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

For viewing and questions contact:
Kate Walker 021 993 027
kate@thecoopergroup.co.nz

82 Princes Dr, Britannia Heights

3 BED | 3 BATH | 5 CAR | LAND 759 SQM

Nelson's Most Coveted View – Exclusive, Luxury Living. Overlooking Haulashore Island in one of Nelson's most prestigious coastal locations, this extraordinary residence delivers uncompromising luxury, breathtaking panoramic views and effortless lock-and-leave convenience. Just moments from the city centre, it presents a rare opportunity for discerning local, out-of-town and international buyers seeking an exceptional lifestyle, premium investment or future residence. Redesigned and constructed to an exacting standard, every detail of this remarkable home reflects a commitment to quality without compromise. Bespoke joinery, premium stone surfaces, designer fixtures and an exceptional level of craftsmanship combine to create interiors of timeless sophistication and enduring appeal. Expansive open-plan living spaces are framed by floor-to-ceiling glass, drawing the spectacular outlook into the heart of the home. Sweeping vistas encompass Haulashore Island, Tasman Bay and the surrounding landscape, providing a constantly changing backdrop of natural beauty. Seamless indoor-outdoor flow connects the living areas to sun-soaked terraces, creating an exceptional setting for entertaining or simply enjoying the serenity of the location.

Price on Application

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

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz
Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

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 $1,395,000

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

For viewing and questions contact:

Debbie Cooper-Norriss 021 0252 8294
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Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

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.

Fixed Price $1,025,000

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

For consultations and questions contact:

Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz

Kate Walker 021 993 027
kate@thecoopergroup.co.nz

45 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

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

For consultations and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz

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 + GST (if any)

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

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz
Kate Walker 021 993 027
kate@thecoopergroup.co.nz

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.

Offers Over $719,000

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

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz
Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

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.

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz

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

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

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz
Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

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.

For viewing and questions contact:
Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz
Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

83 Pomona Road, Mapua

3 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 $1,050,000

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

For viewing and questions contact:

Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz

Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

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

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

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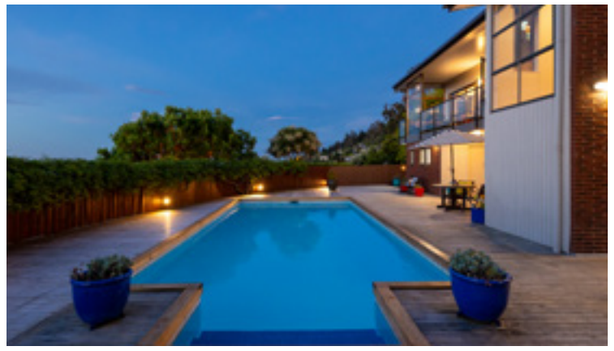

10A Rangiora Terrace, Tahunanui

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

A genuine sale opportunity, the vendors are motivated to move forward and have positioned this property to attract serious buyer interest. Taking pride of place in an elevated coastal setting, this impressive family home captures sweeping beach, bay and Western Ranges views while delivering the space, flexibility and comfort that modern families crave. Thoughtfully designed for both everyday living and entertaining, the expansive deck and inground saltwater pool set the scene for relaxed summer living and memorable gatherings with family and friends. Four bedrooms, three bathrooms and a well-considered layout provide excellent flexibility for growing families, guests and extended family. The primary suite includes a walk-in wardrobe and ensuite, while living spaces across both levels allow everyone room to spread out. The large rumpus room with its own kitchenette/bar adds another dimension, whether utilised as a teenage retreat, guest accommodation, work-from-home space or semi-independent living area. With approximately 310 sqm of living space and an impressive 90 sqm of garaging, the proportions are hard to ignore. Practical and highly functional, the property provides garaging for up to three vehicles, along with excellent storage and workshop space. Twenty-four photovoltaic solar panels further enhance the practicality of the home, reducing power costs throughout the year.

Offers Over $1,350,000

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

For viewing and questions contact:

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debbie@thecoopergroup.co.nz

Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

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 $699,000

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

For viewing and questions contact:

Debbie Cooper-Norriss 021 0252 8294
debbie@thecoopergroup.co.nz

Libby Bolland 027 428 9150
libby@thecoopergroup.co.nz

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.

Fixed Price $925,000

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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 $1,650,000

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

For viewing and questions contact:
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Libby Bolland 027 428 9150
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25 Little Todd Valley Road, Todds Valley

4 BED | 2 BATH | 2 CAR | LAND 12,475 SQM

Luxurious Home! Expansive Spaces, Stunning Views

Having inspected hundreds of homes throughout my career, I can confidently say the quality of this build ranks amongst the finest I have encountered. Encompassing an impressive 343 sqm, this executive residence has been meticulously crafted to deliver luxury, comfort and enduring quality at every turn. Positioned to maximise privacy and panoramic views across Tasman Bay, the home offers a rare combination of premium construction, generous proportions and lifestyle appeal. Every element has been thoughtfully designed to provide effortless family living while creating a true retreat from the everyday. The primary suite is a sanctuary in every sense, privately positioned away from the guest accommodation and complete with its own sitting room, generous dressing room and a beautifully appointed ensuite of exceptional scale and quality. At the opposite end of the home, family members and guests enjoy the same level of comfort, with each bedroom opening directly onto outdoor patios and enjoying the extraordinary outlook. At the heart of the home lies a stunning designer kitchen, equally suited to everyday family living and sophisticated entertaining. Granite benchtops, quality appliances, extensive storage and generous preparation spaces combine to create a kitchen that is both functional and beautifully appointed.

Offers over $2,280,000

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

For viewing and questions contact:

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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.

For viewing and questions contact:

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Property Featured: 1 Citrus Ln, Nelson - More info on page 4

OCTOBER 26

Debbie Cooper Real Estate Ltd (Licensed under REAA 2008)