



Haddin Court Apartments with Business for Sale in Blenheim Marlborough New Zealand

Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	https://esalesinternational.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,151,885.6

Τοποθεσία

Ταχυδρομικός κωδικός:	7201
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Περιγραφή:	

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Esales Property ID: es5555063

69 Maxwell Road
Apartments One to Six and the Development Section
Blenheim
Marlborough
7201
New Zealand

Executive Investment Opportunity: Haddin Court Apartments, Blenheim

Secure a market-leading hospitality brand and a high-specification real estate footprint in the heart of Marlborough. This 'turn-key' investment sets the benchmark for executive accommodation in New Zealand's premier wine region, offering a sophisticated blend of immediate revenue and strategic growth potential.



The Asset: Luxury Reimagined

The portfolio consists of six separately titled apartments, each fully restored to an uncompromising executive standard. The renovation was exhaustive—effectively 80% of the structure is new—ensuring a modern, low-maintenance aesthetic that appeals to high-value corporate and leisure guests.

Structural integrity is a cornerstone of this investment. The buildings have been engineered to exceed double the New Building Standard (NBS) requirements, with all core plumbing, electrical, and HVAC systems entirely renewed. This significant capital investment provides a 'maintenance-free' horizon for the incoming owner, protecting long-term yields.

Business Performance & Diversification

Sold as a 'going concern,' the acquisition includes a high-performing short-term rental brand, all chattels, and extensive operational equipment. The business is optimized for the Marlborough market, which enjoys over \$400M in annual tourist spend.

- * Risk Mitigation: The 'safety in numbers' approach—utilizing six independent units—buffers against vacancy risks.
- * Target Demographics: A proven blend of long-term corporate contractors and high-end international wine tourists ensures year-round occupancy.
- * Operational Flexibility: The model is currently configured for near 100% passive income under professional management. However, an owner-operator could transition back to an active model to capture higher margins and direct guest relationships.

Development Potential & Capital Agility

Unlike traditional block-title investments, the separate titles here offer unique Capital Agility. Investors have the built-in strategy to liquidate individual units to free up capital without disrupting the primary income stream of the remaining portfolio.

The crown jewel of the growth strategy is the 400m² development section at the rear. This prime, flat site offers three distinct paths:

1. Expand: Build additional units to increase total accommodation capacity and scale the brand.
2. Capital Reduction: Sell the section as a standalone titled lot to significantly lower your initial investment and instantly boost your ROE.
3. Lifestyle Integration: Build a bespoke on-site residence to create a luxury 'lifestyle-plus-income' estate in the sunniest region of New Zealand.

Location & Accessibility

The property is located in central Blenheim, the service hub of the Marlborough region. For domestic and international travelers, the nearest gateway is Marlborough Airport (Woodbourne), situated just 8km (10 minutes) to the west. The airport provides daily direct connections to Auckland and Wellington, ensuring



a steady stream of executive traffic to the front door.

This is more than a property purchase; it is a strategic acquisition of a fortified business within one of New Zealand's most resilient regional economies.

ABOUT THE AREA

Blenheim is the primary town in the Marlborough region of New Zealand, serving as the functional and social heart of the country's premier wine-growing area. Known for its laid-back atmosphere and grid-like streets, the town acts as a central hub for visitors looking to explore the surrounding Wairau Valley. While the town itself offers charming parks like Pollard Park and cultural stops like the Marlborough Museum, its true draw is the immediate access it provides to over 30 cellar doors located just minutes away.

The Marlborough region is globally synonymous with Sauvignon Blanc, producing over 70% of New Zealand's total wine. The unique climate—characterized by high sunshine hours and cool nights—creates a distinct flavor profile that has made 'Marlborough Sav' a staple on international menus. Beyond the vineyards, the region features the stunning Marlborough Sounds, a network of sea-drowned valleys perfect for kayaking, sailing, and hiking along the famous Queen Charlotte Track.

Aviation history enthusiasts will find Blenheim particularly compelling due to the Omaka Aviation Heritage Centre. This world-class museum houses an extensive collection of rare aircraft from both World Wars, many of which are part of filmmaker Sir Peter Jackson's personal collection. The displays are famously cinematic, utilizing lifelike dioramas created by Weta Workshop to bring the history of early flight to life in a way that feels more like a movie set than a traditional gallery.

The nearest airport is Marlborough Airport (also frequently called Woodbourne Airport), located just 8 kilometers (about a 10-minute drive) west of Blenheim's town center. This airport is unique because it shares its runways with an active Royal New Zealand Air Force base. It offers regular domestic connections to major cities like Auckland and Wellington via Air New Zealand and Sounds Air, making it the most convenient gateway for travelers entering the region.

MAiN FEATURES:

- * 500m² of living space between all dwellings
- * 400m² plot at the rear
- * 8 Bedrooms
- * 6 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of New Zealand
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com



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Κοινά

Κρεβατοκάμαρες:	8
Μπάνια:	6
Τελειωμένα τετραγωνικά πόδια:	500 τ.μ
Μέγεθος αυλής:	400 τ.μ

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.505.284

