



## Stunning Cottage Estate For Sale in Tauranga, Bay of Plenty New Zealand



### Agent Info

Name: ArKadia  
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 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 833,176.55

### Location

Country: New Zealand  
 State/Region/Province: Bay of Plenty  
 City: Oropi  
 ZIP code: 3173  
 Posted: Mar 02, 2026

### Description:

Stunning Cottage Estate For Sale in Tauranga, Bay of Plenty New Zealand

Esales Property ID: es5554974

359C Hereford Road, Oropi, Tauranga 3173, Bay of Plenty, New Zealand.

Price 1.4 million NZ Dollars

Sunny Paradise: Exclusive Lifestyle Estate with Panoramic Pacific Views

Discover the ultimate in New Zealand lifestyle living with this exquisite rural residential property, situated on the coveted southern fringe of Tauranga. Spanning 3,782 square meters (nearly an acre) of pristine land, this estate offers a rare combination of absolute privacy, architectural elegance, and a world-class building site. Whether you are looking for a sophisticated 'tiny home' retreat, a productive hobby farm, or a premium base to live in while you construct your dream mansion, this property represents a blue-chip investment in the heart of the Bay of Plenty.

The Residence: Architectural Precision in a Colonial Style



The crown jewel of the current improvements is a bespoke, architecturally designed cottage. While compact at 60 square meters, the home lives much larger thanks to a masterful layout and a relentless focus on high-specification finishes. Built with traditional Colonial-style weatherboard cladding over a timber frame and topped with a premium American Shingle roof, the cottage radiates timeless character.

Inside, the home is a study in functional luxury, comprising:

- \* **The Living Spaces:** A bright lounge featuring bespoke, custom-made furniture designed specifically for the space.
- \* **Modern Conveniences:** A full kitchen, a well-appointed bathroom, a dedicated laundry area, and a clever computer nook for remote work.
- \* **Indoor-Outdoor Flow:** The living areas spill out onto a staggering 130 square meters of decking. Much of this area is covered, creating expansive outdoor 'rooms' that allow for year-round entertaining regardless of the weather.

Crucially, the property enjoys a northerly aspect. For those relocating from the Northern Hemisphere, this is the equivalent of a southern aspect—meaning the home is bathed in sunlight throughout the day, ensuring a warm, dry, and energy-efficient environment.

## A Building Site Without Equal

While the current cottage is a masterpiece in its own right, the true value of this property lies in its exceptional building platform. The building site is arguably one of the finest in the Bay of Plenty: it is almost entirely flat, exceptionally private, and positioned to capture breathtaking panoramic views.

The vista is quintessentially New Zealand: rolling green pastures and pockets of native woodland in the foreground, leading the eye to a wide, sparkling expanse of the Pacific Ocean on the horizon.

To future-proof your investment, all essential services are already in place and high-capacity. This includes:

- \* **Water:** Sourced via a reliable communal bore scheme with a massive 15,000-liter private storage tank on-site.
- \* **Utilities:** Power and cable are ready for connection.
- \* **Septic:** A high-standard septic tank system is fully installed.

## Exceptional Infrastructure and 'Edible' Landscaping

The property is a paradise for the green-fingered or the hobbyist. The owners have meticulously curated the land to be both beautiful and productive:

- \* **The Orchard & Gardens:** A substantial orchard featuring a variety of citrus and stone fruit trees. This is complemented by a professional 8m x 4m walk-in berry cage, a vegetable garden with six raised beds, and a near-new greenhouse anchored on a solid concrete slab.
- \* **Shedding & Storage:** Four matching Colorsteel sheds (white with dark green roofs) provide 28 square



meters of storage. One shed was custom-designed as a workshop, featuring a large workbench, specialized tool storage, and ramp access for a ride-on mower.

## Prime Location: Tranquility Meets Connectivity

Located just a 15-minute drive from Tauranga CBD, you are never far from the amenities of New Zealand's fastest-growing city. Tauranga offers a vibrant metropolitan lifestyle with high-end dining, shopping, and professional services, while the world-famous white sandy beaches of Mount Maunganui and Pāpāmoa are just 30 minutes away.

Access to the property is via a sealed road and a private, 250-meter shared driveway, ensuring you are tucked away from any traffic noise, shared only with two quiet rural neighbors. With the Tauranga Airport also just 30 minutes away, the property is perfectly positioned for domestic or international commuters.

## Investment Summary

This is a rare opportunity to secure a 'ready-to-go' lifestyle block in a premium Tauranga postcode.

- \* Land Area: 3,782 sqm
- \* Existing Build: 60 sqm cottage + 130 sqm decking
- \* Storage: 4 matching sheds (28 sqm total)
- \* Sustainability: Full orchard, berry cage, greenhouse, and massive water storage.
- \* Price: €710,000 (Approx. NZD \$1,400,000)

Whether enjoyed as it is or used as the foundation for a grander architectural project, this property is a sanctuary of sun, space, and sea views.

## ABOUT THE AREA

Oropi is a scenic semi-rural community nestled in the rolling hinterlands of Tauranga, within New Zealand's beautiful Bay of Plenty. Known for its lush landscapes and elevated position, it offers residents a tranquil lifestyle defined by panoramic views that often stretch across green pastures to the Pacific Ocean and the iconic Mount Maunganui. It serves as the perfect middle ground for those who desire the privacy of a 'lifestyle block' while remaining within a short drive of the city's metropolitan conveniences.

The area is a haven for outdoor enthusiasts and families alike. Oropi is home to the popular Oropi Hot Pools, a local landmark where visitors can soak in mineral waters surrounded by native bush. For those seeking adventure, the nearby Pyes Pa and Oropi forests provide an extensive network of mountain biking and hiking trails. The geography here is quintessentially Kiwi, featuring deep gullies, stands of native ponga ferns, and productive farmland that benefits from the region's rich volcanic soil and high sunshine hours.

Historically rooted in the timber and dairy industries, Oropi has evolved into a diverse agricultural hub. The landscape is now dotted with thriving kiwifruit and avocado orchards, alongside boutique hobby



farms and equestrian properties. The local community is anchored by the Oropi School and a traditional community hall, which fosters a close-knit 'country' feel. This strong sense of neighborhood identity, combined with the lack of urban sprawl, makes it one of the most sought-after rural-residential postcodes in the region.

The closest aviation hub is Tauranga Airport (TRG), located approximately 15 to 20 km (9 to 12 miles) to the north, typically a 20-to-30-minute drive depending on traffic. This airport provides frequent daily connections to New Zealand's international gateways in Auckland, Wellington, and Christchurch. For travelers requiring a broader range of direct international departures, Auckland Airport (AKL) is situated about 200 km (124 miles) to the northwest, reachable in roughly 2.5 to 3 hours by car.

## MAiN FEATURES:

- \* 60 m2 of living space
- \* 3782 m2 plot
- \* 1 Bedroom
- \* 1 Bathroom
- \* 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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### **Common**

Finished sq. ft.: 60 sq m  
Lot Size: 3782 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/UAJM-T3277/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3277/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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