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

## Информация об агенте

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|---|---|
| Название: | ArKadia |
| Название компании: | |
| Страна: | Великобритания |
| Телефон: | |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

## Детали объявления

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| Недвижимость: | На продажу |
| Цена: | EUR 1,850,000 |

## Местоположение

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| Страна: | Новая Зеландия |
| Область: | Марлборо |
| Город: | Бленхейм |
| Почтовый индекс: | 7201 |
| Добавлено: | 27.05.2026 |

Описание:

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

Esales Property ID: es5555063

69 Maxwell Road
Apartments One to Six and the Develpoment 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, strategic growth potential and a strategic landholding investment.

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.

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 return business and corporate contractors, high-end international tourists and domestic holidaying NewZealanders 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.
* Structural integrity and Low Maintenance: A cornerstone of this investment. The buildings have been engineered to exceed double the New Building Standard (NBS) requirements, with all core services including plumbing, electrical, and HVAC systems entirely renewed. This significant capital investment provides a 'maintenance-free' horizon for the incoming owner, protecting long-term yields.

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 or develop building further apartments or townhouses and sell 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

Situated in central Blenheim—the economic anchor of the Marlborough region—this property offers premium connectivity. Domestic and international executives enjoy seamless travel via Marlborough Airport (Woodbourne), located a brief 10-minute drive (8km) to the west with daily direct flights to Auckland and Wellington. Additionally, the nearby port of Picton provides a vital maritime gateway between the North and South Islands. This acquisition represents a rare opportunity to secure a highly

resilient, defensive business asset within one of New Zealand's strongest regional economies.

Blenheim: Gateway to Marlborough's Natural Wonders

Blenheim is Marlborough's bustling commercial hub, wrapped in a warm, relaxed rural vibe. Perfect for corporate travellers and vacationers, this sun-soaked town features an easy grid layout that connects you straight to local favourites like the Wither Hills, Pollard Park and the Marlborough Museum. The real highlight, however, is the location. Blenheim puts you on the absolute doorstep of the famous Wairau Valley, with more than 30 world-renowned winery cellar doors located just minutes away.

Vines, Valleys, and Coastal Wilds

The region is internationally celebrated for its definitive Sauvignon Blanc, producing upwards of 70% of New Zealand's total wine. Marlborough's unique geography—where high sunshine hours collide with crisp, cool night air—creates a vibrant, intense flavor profile that has made local wines a staple on global menus. Yet, the manicured rows of vineyards represent only one facet of the area's rich landscape.

Just beyond the wine valleys lies the dramatic, untamed beauty of the greater Marlborough region:

* The Marlborough Sounds: A massive, intricate network of sea-drowned valleys where native forest-clad hills plunge straight into the ocean. It is a haven for secluded eco-cruises, sea kayaking, and spotting local marine wildlife.
* The Queen Charlotte Track: A world-renowned coastal trail winding past spectacular ridge-top views, quiet coves, and pristine native bush.
* Charming Coastal Towns: Nearby maritime hubs add distinct flavor to the region, including Picton, the picturesque seaside entrance to the South Island, and Havelock, a historic township nestled in the Pelorus Sound that is globally famed as the Greenshell Mussel capital.

From its sun-baked plains to its deep, bush-fringed waterways, the region effortlessly pairs premier food and wine with New Zealand's signature, breathtaking wilderness.

MAIN FEATURES:

* 296m2 of living space between all dwellings ( approximately )
* 500m2 plot ( approximately )
* 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
* There are x eight carparks off street.

* There is a Body Corporate in place which oversees the building
* An information pack is available for interested parties on the signing of a confidenciality agreement

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## Общие

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|---|---|
| Спальни: | 8 |
| Ванные комнаты: | 6 |
| Готовые кв.м.: | 296 кв м |
| Площадь участка: | 500 кв м |

## Lease terms

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|---|---|
| Date Available: | |

## Дополнительная информация

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| URL вебсайта: | http://www.arkadia.com/UAJM-T3380/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM |

## Contact information

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|---|---|
| IMLIX ID: | 18703-es5555063 |