

FOR SALE

107 Torea Street, Granity

Beachfront Slice of Paradise



Land: 460sqm

Floor Area: 200sqm

Levels: 2

Bedrooms: 3

Bathroom: 1

Living Areas: 2

Spacious wooden deck

Wooden bedroom balcony

Studio/Bedroom with loft: 1

Work space: 1

Wooden tool shed: 1

Fibre internet connection

Off street parking: 2 open spaces

Contact Details

Gae Wilson or Craig Wilson

waipirofarm@gmail.com

+64 (0)21 056 8869

Offers over \$560,000

Nestled in the heart of a vibrant artistic community, this beautifully updated two storied home offers the perfect blend of classic charm and contemporary comforts. With 3 bedrooms and 1 bathroom this cosy home is situated on a 460sqm beachfront section and is an idyllic retreat with plenty of character, practicality, and stunning natural surroundings.

Key Features

Renovated Kitchen: A practical, modern space with as-new, quality appliances, including fridge, dishwasher, stove, wood burner, and a statement butler sink—perfect for entertaining and everyday living.



Seamless Indoor-Outdoor Flow: Multiple living areas connect effortlessly to a spacious deck and expansive backyard, ideal for year-round enjoyment.

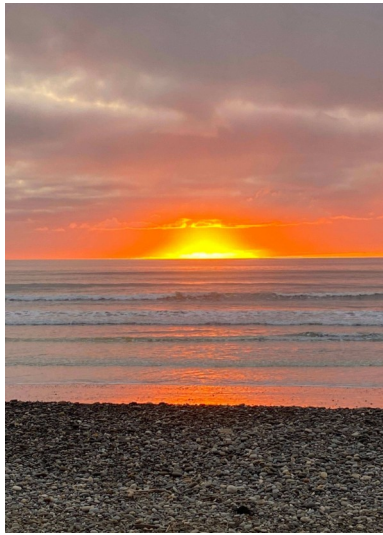
Fresh Updates: Newly painted with eco-friendly paint inside and out in 2024, this home radiates warmth and appeal with a vibrant, welcoming atmosphere. There are tiled and macrocarpa floors throughout the house and lino in bathroom.



Bright and Sunny: Bask in all-day sun that fills every room, enhancing the home's natural warmth.

Ocean Views: Enjoy breathtaking ocean views and spectacular sun sets from the upstairs bedroom and balcony.



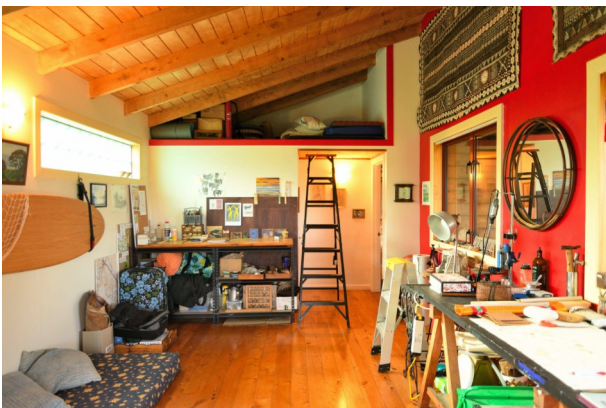


Beach Access: Playground of the Hector Dolphins this property offers endless opportunities for beach combing, surfing, swimming, and enjoying the beauty and the wildlife of the coastline.

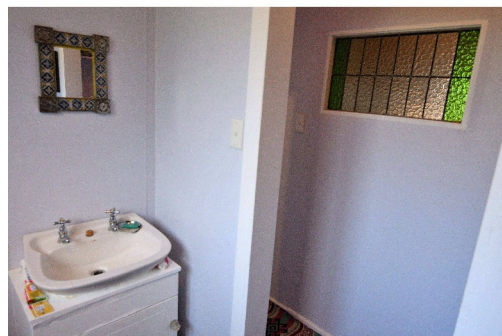


Low Maintenance Comfort: An open and flowing layout offers plenty of space while being easy to maintain. Includes two walk-in wardrobes and as-new Bosch front loader washing machine.

Separate bathroom, shower, and toilet.



Flexible Studio Spaces: Additional rooms perfect for 4th bedroom, hobbies, art, or a home office.



Urban garden/orchard: Enjoy watching native birds visiting the Nikau, Rata and other mature trees in the garden. Apple, Feijoa, Tree-tomato and Citrus trees are well established and there is space for kitchen gardens.

Location Highlights

Embrace a unique lifestyle in a creative and active community. Ideally located for outdoor enthusiasts with nearby surf beaches, rivers, bush walks, tracks (Heaphy, Old Ghost Road and others) and multiple historic and heritage sites that offer endless adventure opportunities. This home offers a harmonious balance of beauty, practicality, and a warm, homey vibe. Whether hosting gatherings on the sunny deck, exploring the surrounding natural wonders, or simply relaxing in the cozy living areas, this property is a cheerful and versatile gem.



Property Details

Year Built: Original cottage (1920-1929), extended and upgraded:

- Sitting room extension
- Second-floor bedroom and studio addition
- Re-piled, re-wired, re-plumbed, and re-roofed
- Kitchen remodelled

Land: 460sqm

Floor Area: 200sqm

Levels: 2

Bedrooms: 3

Bathroom: 1

Living Areas: 2

Studio/Bedroom with loft: 1

Work space: 1

Wooden tool shed: 1

Large covered wooden deck: 1

2nd floor balcony: 1

Off street parking: 2 open spaces

Heating: elegant Wagner-Fairburn wood burner new in 2024 (COOKING | BAKING | HEATING | HOT WATER)

Water Heating: wetback system with stainless steel electric cylinder installed in 2023 (225 litre, 3 kW electric element)

Roof: corrugated ColourSteel

Joinery: aluminium (double-glazed), Timber

Insulation: ceiling, walls

Foundation: wooden piles, concrete slab

Additional Features: separate bath, shower, and toilet, walk-in wardrobes

Lot Features: established gardens, septic tank, beach frontage

Cladding: roughcast, weatherboard

Ownership: freehold

Council Information

- **District Council:** Buller District Council
- **Regional Council:** West Coast Regional Council
- **Rates:** WCRC \$536 / BDC \$1115
- **GV:** CV \$ 470k / LV \$ 90k
- **Legal Description:** Lot 3 DP 473 Blk I Ngakawau SD
- **Zoning:** Residential

Further Information Available

- Builders Report (2019)
- LIM Report (2020)
- Insulation Certificate (2021)

If you'd like any additional details or to view the property, email waipirofarm@gmail.com or call 021 056 8869