

**FOR SALE**

**CROW**  
**REALTY**

**HELENSVILLE**

37 TE PUA SCHOOL RD

ASKING PRICE

**\$1,495,000**



## **An Equestrian Opportunity with Room to Ride, Graze and Grow**



Proudly Marketed by

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Licensed REAA 2008

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**If you've been searching for a property with the space, land and infrastructure to create your ideal equestrian lifestyle, 37 Te Pua School Road deserves your attention.**

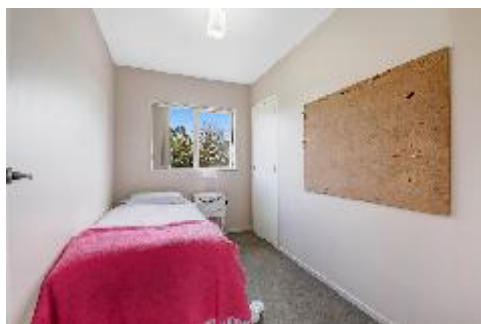
Set across 4.28 hectares (approximately 10.5 acres) of predominantly flat land, this versatile lifestyle property offers an exciting foundation for horse lovers looking to establish their own rural haven. With grazing land, existing stables, a substantial barn, shedding and a former arena area, much of the groundwork is already in

place for those dreaming of a property where horses can take centre stage.

The land is the real drawcard. Predominantly flat and offering plenty of usable space, it lends itself to grazing, horse keeping and the potential to develop facilities to suit your own equestrian ambitions. An existing grass area, previously used as an arena, could easily be brought back into use with some work, providing an exciting starting point for those wanting space to ride and work their horses at home.

The existing barn incorporates stables, additional garaging and a basic two-bedroom sleepout (unconsented), offering flexibility for visiting family, guests or additional accommodation needs. A separate double garage with workshop space adds further practicality, whether for equipment storage, projects or the everyday demands of a working lifestyle property.

At the heart of the property sits a comfortable four-bedroom, two-bathroom home. The modern kitchen flows through to



open-plan dining and living, while doors open onto the deck and the surrounding rural outlook. It's a welcoming place to unwind after a day spent outdoors, with enough room for family life to sit comfortably alongside your equestrian pursuits.

Beyond the horses, the 10.5 acres offer scope for a range of lifestyle interests, from keeping other animals to horticultural pursuits or simply enjoying the freedom of open space.

The combination of usable land and existing infrastructure gives you a valuable head start, with room to shape the property around your own vision.

And importantly, this rural lifestyle comes with convenience. Located approximately five minutes from Helensville, you're within easy reach of local schools, shops and everyday amenities, without sacrificing the space and privacy that make country living so appealing.

**10.5 acres of usable land. Existing stables and barn. A former arena area. Four-bedroom home. Extra accommodation and workshop space.**

Whether you're looking to establish an equestrian base, enjoy keeping horses at home or create a lifestyle property with room to grow, 37 Te Pua School Road offers the space and foundations to make it happen.

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**Legal:** Lot 3 DP 115107  
**House<sup>(1)</sup>:** 210m<sup>2</sup> PLUS Garage and Sheds  
**Land<sup>(1)</sup>:** 4.2808 hectares / 10.5781 acres  
**Rates (26/27):** \$4,707.33

**CV:** \$1,800,000  
**Travel<sup>(1)</sup>:** Helensville 3 kms / 4 mins  
(courtesy of Silverdale/M-Way 27 kms / 30 mins  
Google maps Albany 38 kms / 37 mins  
off peak Waitakere 31 kms / 28 mins

Notes: <sup>(1)</sup> more or less / approximately

**Website:**

**Advice:** settled.govt.nz - provides independent information and guidance for buyers and sellers

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