



5 NGAIO PLACE
LANDSDOWNE, MASTERTON



New Zealand | **Sotheby's**
INTERNATIONAL REALTY



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To be read before reading the contents of this Memorandum.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. The Memorandum does not purport to contain all information that a prospective Purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisors have not independently verified any of the information contained in this Memorandum. None of the Advisors or Owner make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisors or Owner shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.

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5 NGAIO PLACE, LANSDOWNE

PROPERTY ID: MST01882

 Deadline Sale

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Deadline Sale	Tuesday 14 July 2026 at 2:00pm, (unless sold prior)
Legal Description	Being more particularly described in the attached Record of Title.
Legal Estate	Freehold
Legal/Lot/Unit/	2 570168
Legal Unique Identifier or CT	1029541
Age	2026
Floor Area	220 sq m
Land Area	644 sq m (more or less)
Aspect	East, West
Additional Information	Council files and full title available upon request



CRAFTED TO IMPRESS, DESIGNED TO ENDURE

Architecturally designed and expertly crafted by renowned builder Direkz, this exceptional residence presents a level of quality, innovation, and attention to detail rarely found in the local market. Constructed with no expense spared, every element has been thoughtfully curated to deliver a bespoke, high specification home that stands distinctly apart from a standard new build.

Designed for effortless living, the home combines refined luxury with low maintenance practicality. Light filled open plan living and dining areas are enhanced by a striking tongue and groove vaulted ceiling, creating warmth, scale, and architectural character. Bespoke detailing throughout includes a statement entrance, dedicated home office, integrated panelled storage with push-to-open cabinetry, and layered mood lighting that elevates the sophisticated interior aesthetic.

The designer kitchen is both elegant and functional, featuring a well-appointed butler's pantry and premium appliances including a Samsung quad-door refrigerator freezer, oven and dishwasher, complemented by an Electrolux five-burner gas cooktop. A beautifully finished tiled laundry, complete with Samsung washing machine and dryer, further reinforces the home's turnkey appeal. Accommodation comprises three generous double bedrooms, each with fitted wardrobes. The luxurious master suite offers a walk-in wardrobe complete with quality custom built cabinetry and an exquisitely appointed ensuite, while the tiled family bathroom features a deep bath, thoughtfully designed to cater to both family living and guests.

Built to an exceptional standard, the home incorporates superior construction methodology and comprehensive insulation to ensure year-round comfort, durability, and energy efficiency. Future proofed with integrated technology and security, features include security cameras with front door intercom, ethernet connectivity throughout bedrooms and living spaces, fibre internet capability, dual Rinnai gas hot water systems, and EV charging provision within the internal access double garage.

Outside, extensive landscaping and hardscaping enhance the property's low maintenance, lock and leave appeal. Tiled outdoor entertaining areas provide seamless indoor-outdoor flow, while the elevated Lansdowne setting captures attractive views towards the Aorangi Ranges. Perfectly situated within easy walking distance of the popular Lansdowne Golf Club, picturesque walking trails, shopping amenities, Wairarapa Hospital, and Masterton's CBD, this residence combines everyday convenience with an enviable lifestyle location. Offered complete with quality appliances, integrated technology, and exceptional attention to detail, this is a rare opportunity to secure a residence of genuine distinction, perfectly suited to discerning purchasers seeking uncompromising quality and contemporary luxury.

PROPERTY INFORMATION

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Wardrobes	Double x2, Master with walk-in robe
Kitchen	Designer with premium Samsung appliances - Samsung Bespoke 76L Oven, Electrolux 90cm Gas Hob, Robinhood 90cm powerpack Rangehood, Samsung Bespoke dishwasher, Samsung 648L French Door Fridge/Freezer, Butlers Pantry
Dining	Open-plan, Combined Lounge, Combined Kitchen
Lounge	Open-plan, Tongue and Groove vaulted ceiling
Other Rooms	Separate Laundry, Office / Study
Bathrooms	Family, tiled with underfloor heating, separate luxe bath and shower
En-suite	Tiled with underfloor heating, double vanity, large tiled shower
Garage/Parking	Double Garage, Internal Access, Garador insulated sectional door (x2 remotes)
Water Heating	Rinnai Infinity gas hot water (x2 califonts)
Heating	Air Conditioning / Heat Pump (Panasonic Heat Pump 9kw), Electric Underfloor Heating in bathrooms
Insulation	PinkBatts (R4.0 walls and R5.0 ceiling)
Land Contour	Level Contour, Sloping Access
Floor coverings	• Garage Carpet: CarpetCourt Gran Prix Carpet • Carpet: Michigan Ave Rhino Carpet (installed over Dunlop 12mm underlay) • Tiles: 600x600mm ceramic tile (Bathroom/Ensuite, Outdoor Patios) 1200x600mm ceramic tile (Entry, Laundry, Kitchen, Dining)
External Features	BBQ Area, Clothesline, Tiled Patio, Landscaped Low Maintenance Garden, Specimen Trees, Outdoor Lighting/power, Solar downlights, Security lights
Internal Features	• Security Camera: TVT POE security cameras (x3) • EV: Prewire ready for EV charger install • Fibre: Connected to house
Laundry	• Laundry Sink: Undermount 600mm wide sink • Washing Machine: Samsung Bespoke 12kg • Dryer: Samsung Bespoke 9kg

PROPERTY INFORMATION CONTINUED

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Views	Rural, Local
Entrance	• Entry Hardware: E-Lok digital lock • Door Intercom: TVT front doorbell
External	• Roof: Colorsteel trapezoidal roofing • Spouting: Colorsteel colonial gutter • Windows/Doors: Double Glazed Low-E • Garage Door: Garador insulated sectional door (x2 remotes) • Timber Cladding: Genia Vertica Cladding • Other Cladding: Specialized Lightweight Aerated Concrete 50mm Plaster and paint finish.
Internal	• Foundation: MaxRaft Insulated Concrete Slab • Framing: 150mm J-Frame LVL (external walls) 90mm J-Frame LVL (internal walls) • Bracing: EcoPly Barrier Bracing System • Ceiling Height: 2.55m internal ceiling height • Interior Door: 2.2m over height doors and bespoke American Oak barn doors • Hardware: Winsor Nido – Verge (Diamond knurl) • Switches: PDL – Iconic Black
Sewerage	Council Supply
Water Supply	Town Supply
Chattels	Fixed floor coverings, Light fittings, Rangehood, Wall/under bench oven, Dishwasher, Heated towel rail(s) x 2, Heat pump(s) x 1, Garage door remote control(s) x 2, Bathroom Extractor Fans x 2, Automatic Garage Door Facility, Aircon/Heat Pump - 2x Remotes, Quad-door Fridge/freezer, Gas Hob, Tumble Dryer, Washing Machine, Integrated Hardwired TVT POE security cameras (x3), Louvre shutters in both bathrooms, Inter-connected Smoke Alarms, Door Intercom: TVT front doorbell, Digital Door Lock, LED mirror with demister
Additional kitchen specifications	• Benchtop: 30mm Michaelangelo Engineered stone • Cabinetry Doors: 18mm MDF flat panel, V groove, painted in semi-gloss 2 pot finish • Cabinetry Panels: 18mm Melamine wood grain • Hardware: Archant Burkley knobs and handles • Sink: Undermount butlers sink 750mm wide • Mixer: Nero – Opal pull out sink mixer with vegie spray (Graphite)
Plumbing	• En-suite Shower: 1800x1000mm Athena Slateform shower tray • Bathroom Shower: 1400x1000mm Athena Slateform shower tray • En-suite vanity: Scanalato Fluted 1600mm wall hung vanity • Bathroom vanity: Scanalato Fluted 1200mm wall hung vanity • Bath: Propel Scanalato back to wall 1700mm wide bath • Toilet: Propel Hurricane Back to wall suite • Vanity Mirror: Pill shaped LED mirror with demister • Tapware: Nero – Opal range (Graphite)



GALLERY



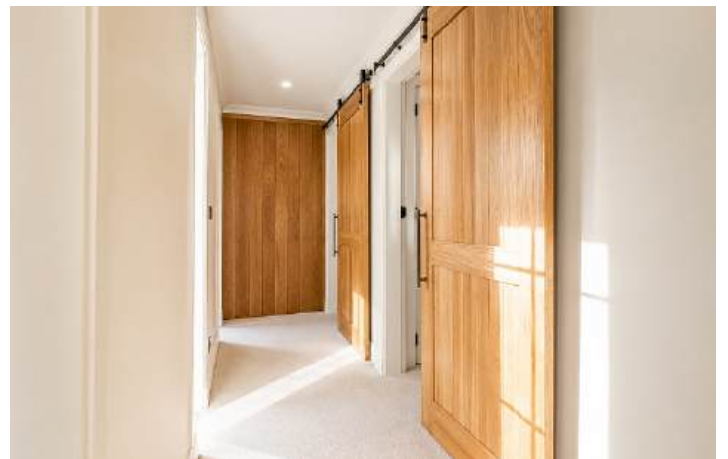


GALLERY





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HALO GUARANTEE

5 NGAIO PLACE, LANSDOWNE, PROPERTY ID: MST01882

Confirmation of Commencement of Cover 10 YEAR RESIDENTIAL GUARANTEE



9 June 2026

Guarantee number 84821-1 Guarantee Contract Version 20250101

for the dwelling at 5 Ngaio Place, Lansdowne, Masterton, 5810

Lot - 2 DP - 570168 Title # - 1029541

Dear Direkz Ltd,

We are pleased to confirm that cover under your 10 Year Residential Guarantee ("Guarantee") commenced on 26 May 2026 and ends on 25 May 2036 subject to the terms and conditions of the Guarantee.

Subject to the Maximum Limit of Guarantee Cover (refer to section 2, page 6 of the Guarantee Handbook), we confirm that the covered value of your building contract is \$790,000.00

Please refer to the terms and conditions of the Guarantee for valuable information.

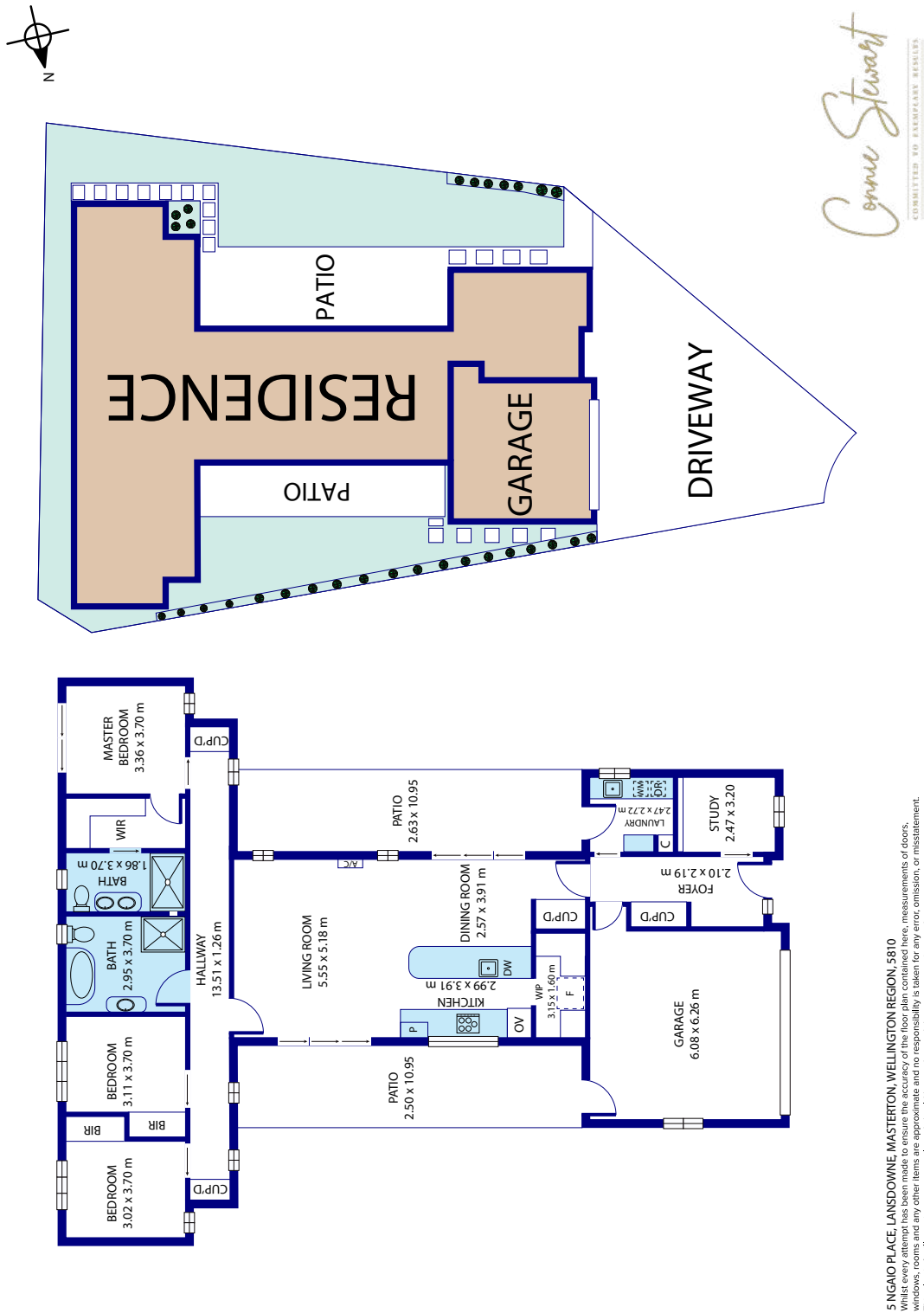
If you want to make a claim under this Guarantee, you should contact us .

It is important that you contact us straight away if you think you might be in a situation where you believe you have a claim under the Guarantee.

Halo Guarantees Ltd, PO Box 13415, Tauranga Central, Tauranga 3141 New Zealand, Ph: 0800 141 490, E: hello@halo.nz

FLOOR PLAN

5 NGAIO PLACE, LANSLOWNE, PROPERTY ID: MST01882



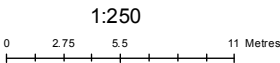
5 NGAIO PLACE, LANSLOWNE, MASTERTON, WELLINGTON REGION, 5810
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

AERIAL SHOT

5 NGAIO PLACE, LANSDOWNE, PROPERTY ID: MST01882



- June 19, 2026
- ☒ Masterton Property
 - ☐ Carterton Property
 - ☐ South Wairarapa Property



DISCLAIMER
The Masterton, Carterton, and South Wairarapa District Councils accept no responsibility for actions or projects undertaken or loss or damages incurred, by any individuals or company, or agency, using all or any of the information presented on this map. The Councils do not provide interpretation of this information or advice on how to interpret or utilise this information. Your own independent and appropriate professional advice should be sought. The information displayed on this map may contain errors or omissions or may not have the spatial accuracy required for some purposes.

CERTIFICATE OF TITLE

5 NGAIO PLACE, LANSDOWNE, PROPERTY ID: MST01882



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier 1029541
Land Registration District Wellington
Date Issued 14 December 2021
Prior References
WN30B/449

Estate Fee Simple
Area 644 square metres more or less
Legal Description Lot 2 Deposited Plan 570168
Registered Owners
Direkz Limited

Interests

Subject to a right (in gross) to convey stormwater drainage over part marked A on DP 570168 in favour of the Masterton District Council created by Transfer B196654.1 - 2.10.1991 at 1:53 pm
12333780.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.12.2021 at 3:00 pm
Appurtenant hereto is a right to drain sewage and water created by Easement Instrument 12333780.3 - 14.12.2021 at 3:00 pm
The easements created by Easement Instrument 12333780.3 are subject to Section 243(a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12833782.1 - 22.9.2023 at 10:42 am
13310207.1 Mortgage to Bank of New Zealand - 13.6.2025 at 5:07 pm

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Search Copy Dated 21/05/26 10:03 am, Page 2 of 2
Register Only

Connie Stewart

COMMITTED TO EXEMPLARY RESULTS



Well-known and highly respected real estate professional Connie Stewart leads the New Zealand Sotheby's International Realty team in Wairarapa.

Connie has been instrumental in bringing New Zealand Sotheby's International Realty to Wairarapa and brings a unique mix of leadership, experience and skills. Connie is excited about the entry of this real estate agency to this market. "Sotheby's International Realty offers vendors another choice; a new way to sell their property that up until now has not been available – one with local expertise and true global reach."

A high achiever and recipient of numerous industry awards, Connie has more than 10 years' experience in real estate, marketing residential, rural and lifestyle properties in the Wairarapa region.

For Connie, the real estate business is about people. She has an innate ability to connect buyers and sellers through her finely honed negotiation skills. She operates in a culture of trust and the rapport she builds sees repeat business from satisfied home purchasers and sellers alike.

Connie's expertise in tailoring a marketing package to best suit a property and its target market combined with her dedicated, results-driven approach, sees her go the extra mile for her clients and her team.

Connie Stewart

Director | Sales Associate

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