



## 2,261 sqm Seaside Section with Panoramic Views

38 Cemetery Road, Wainui, Banks Peninsula

Information Memorandum  
For Sale by Negotiation



Rural &  
Agribusiness





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Colliers is pleased to present 38 Cemetery Road to the market for sale.

The property is offered for sale by Negotiation.

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Further information can be obtained by registering your interest with the Colliers team below or via the online listing at [colliers.co.nz/p-NZL67037368](https://colliers.co.nz/p-NZL67037368)

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# Executive Summary

## Colliers is delighted to exclusively market 38 Cemetery Road, Wainui.

Colliers is proud to present to the market 38 Cemetery Road, Wainui — a rare 2,261sqm (more or less) section overlooking Akaroa Harbour with sweeping views to the heads. Those who have experienced Wainui magic say that when you drive down from the hilltop, you can feel the stress drift away — and here, that feeling will become your everyday reality.

Part of an exclusive ten-lot coastal development, this property offers the ideal setting for your dream home, seaside retreat, or retirement escape. Carefully considered covenants protect the area's unique coastal character, while still allowing your chosen architect to bring their creativity and design vision to life — ensuring your new build blends beautifully with the natural surroundings. Just a short stroll from the water's edge, you can swim, fish, or launch your boat, with the Wainui boat ramp only 500 metres away. Surrounded by native bush with a chorus of birdsong, the generous land size offers flexibility to design a home that captures the harbour outlook and all-day sun, all while enjoying the tranquillity and charm that makes Wainui so special.

Located just 20km from Akaroa and approximately 77km from Christchurch, this is the best of both worlds — coastal calm within easy reach of the city.

## For Sale by Negotiation

Any enquiries in relation to this sale are to be directed to Mick Sidey and Rhys Narbey of Colliers including clarification or interpretation of any matters within this request for sale, and inspections are strictly by appointment only.



Boundary lines are indicative only

38 Cemetery Road Information Memorandum





# Property Overview



## Address

38 Cemetery Road, Wainui



## Legal Description

Lot 2 DP 588703 as described in Record of Title 1020188



## Land Area

2,261 sqm (more or less)



## Rateable Value

Land Value - \$380,000  
Capital Value - \$380,000

as at 1 August 2022



## Rates

\$1,783.13 per anum



## Local Authority

Christchurch City Council



# Property Highlights

- 

Commanding views over Akaroa Harbour to the heads
- 

Formed driveway to boundary
- 

Elevated position
- 

Approx. 500m to Wainui boat ramp
- 

Bare land section – ready to build
- 

Generous 2,261 sqm landholding
- 

Unique, site-specific covenants
- 

Native bush and birdsong
- 

Power and town water supply available

## The Property

### Services

Services to the boundary include water and power plus a formed driveway to boundary





# Location

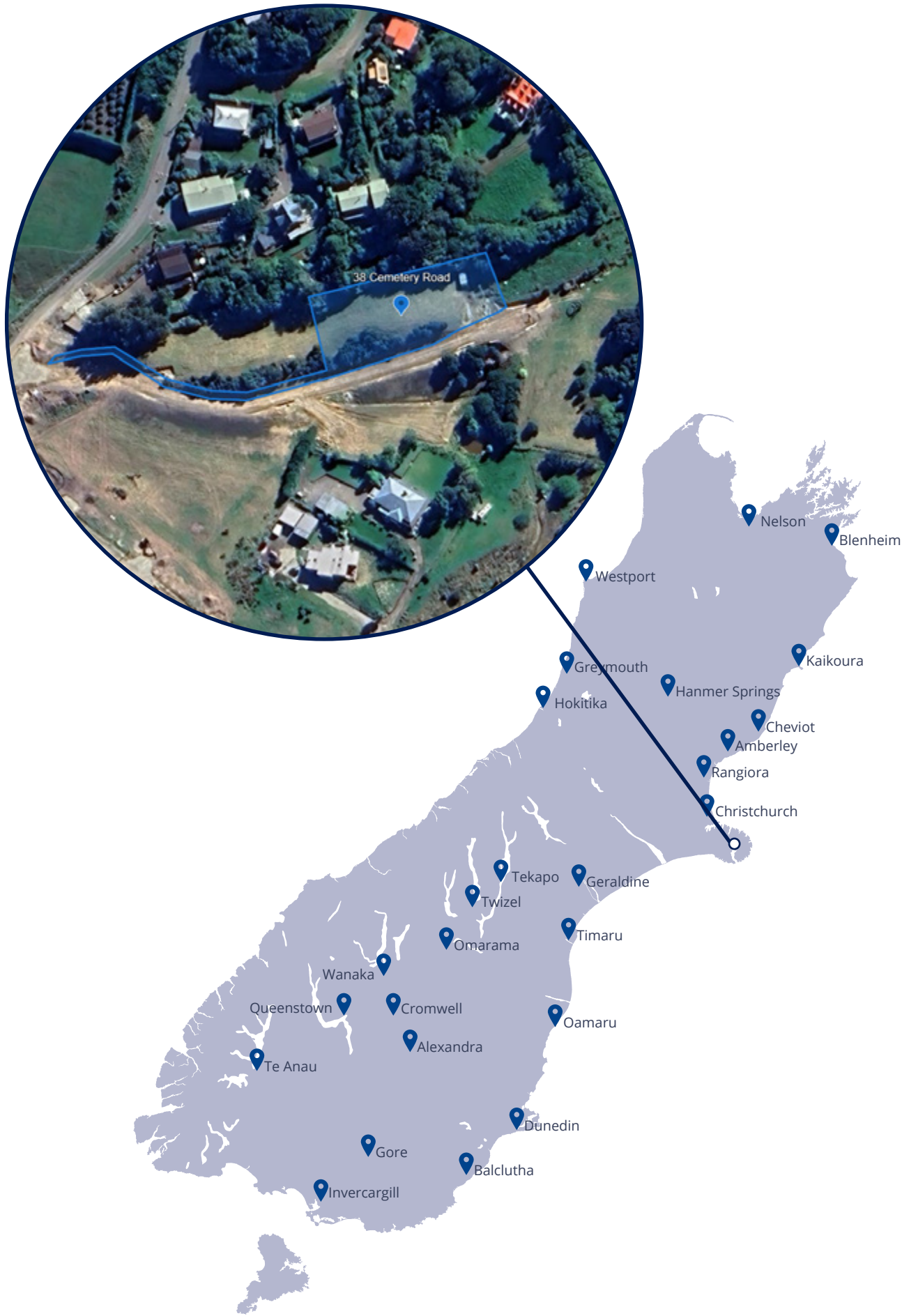
Wainui is a charming seaside village nestled on the western side of Akaroa Harbour — a peaceful and welcoming community surrounded by natural beauty. Everyday essentials are close by, with Duvauchelle just a short drive away offering local stores, a bistro, tavern, early childcare and primary school, and the Akaroa Golf Club.

Barrys Bay Cheese Factory and shop are about 12 minutes away, French Farm Winery & Restaurant is around 10 minutes.

The Akaroa township itself is a scenic 20km drive, while Christchurch is approximately 77km away — making this the perfect coastal escape that remains well connected.



Click on the boundary outline to view the property in Google Earth. (Boundary lines are indicative only)







# Sales Process

## For Sale

By Negotiation

## Inspections

Strictly by apponitment only.

## Due Diligence

For further information on this property please see Property Files link below:

<https://www.propertyfiles.co.nz/property/949330003>

For further information or to arrange a viewing, please contact Mick Sidey or Rhys Narbey.



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38 Cemetery Road





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