PRIVATE ISLANDS INC.

ROBERTON ISLAND ESTATE

BAY OF ISLANDS, NEW ZEALAND



1.6 ACRES · FREEHOLD

MOTUAROHIA ISLAND · PRIVATE JETTY

35.234°S 174.162°E



THE ESTATE

At a Glance

LOCATION	Motuarohia Island, Bay of Islands
TITLE	Freehold
LAND AREA	1.6 acres
RESIDENCE	3 bedrooms
MOORING	14 m (46 ft) swing mooring
ACCESS	Boat or helicopter

ISLANDS IN THE BAY

The estate looks out over the Bay of Islands, a maritime park of 144 islands, with sailing, diving and big-game fishing at the door.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1.6 acres

TITLE
Freehold

HOST ISLAND
Motuarohia Island

MOORING
14 m swing

HILLTOP
85 ft

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REGION — NEW ZEALAND — BAY OF ISLANDS

New Zealand's far north is the country's subtropical corner, a sheltered coast of bays and 144 islands off Northland. Russell, the historic port town, lies three miles across the water, and Kerikeri airport links the bay to the rest of the country.





MOTUAROHIA ISLAND

One of Five Holdings

The estate occupies 1.6 acres on Motuarohia Island, known also as Roberton Island, one of only five private residential holdings on the entire island. Native pohutukawa crowd the shoreline, and turquoise water fills the bays below the lawns.

THE ISLAND

Tightly Held, Rarely Offered

The listing notes the island's Captain Cook provenance and a market held tightly across generations: properties in the Bay of Islands maritime park seldom change hands, and holdings on Motuarohia arise, in its words, once in a lifetime.

THE RESIDENCE

Single-Level, Sea-Facing

A single-level residence oriented to the maritime views: vaulted ceilings, white timber panelling and floor-to-ceiling glass opening to sea breezes and sunlit lawns. The open-plan living and dining pavilion centres on a whitewashed brick fireplace and flows into a designer kitchen with stone benchtops and a walk-in pantry.

THE ROOMS

A Primary Suite, Two Guest Rooms

The primary suite opens directly to the verandah, with two further guest bedrooms and finished bathrooms in the main house. Covered wraparound decks and stone terraces carry an exterior fireplace for open-air evenings, and a plunge pool sits above the bay among the pohutukawa.





LAND AND WATER

Beach, Jetty & Lagoons

Gently sloping grounds run down to a private sandy beach held with rare riparian rights. A private deep-water floating jetty and a swing mooring rated for vessels to 14 metres serve the boating, and the island's two natural tidal lagoons are renowned for snorkelling, with diving on the outer reefs, sailing across the bay and big-game marlin fishing beyond.

KNOWN FOR

One of five private holdings on Motuarohia Island: a freehold Bay of Islands estate with its own beach, jetty, 14-metre mooring and helicopter landing area.

DAYTIME HIGH ±74°F · NIGHT LOW ±52°F



BY AIR

Helicopter to the Lawn

A private helicopter landing area on the grounds brings arrivals directly to the estate. The regional gateway, Kerikeri's Bay of Islands Airport, lies 14 miles to the west.

BY SEA

Jetty & Mooring

By water, the estate is reached at its own floating jetty on the island's southern shore. Russell is three miles across the water and Paihia five, for supplies, dining and services.

DISTANCES — STRAIGHT LINE

Russell 3 mi · Paihia 5 mi · Kerikeri Airport 14 mi

1.6 ACRES • FREEHOLD • ONE OF FIVE HOLDINGS ON MOTUAROHIA ISLAND

LOCATION

On the Map

BAY OF ISLANDS • NORTHLAND, NEW ZEALAND



GALLERY

The Estate in Frames



The plunge pool above the bay



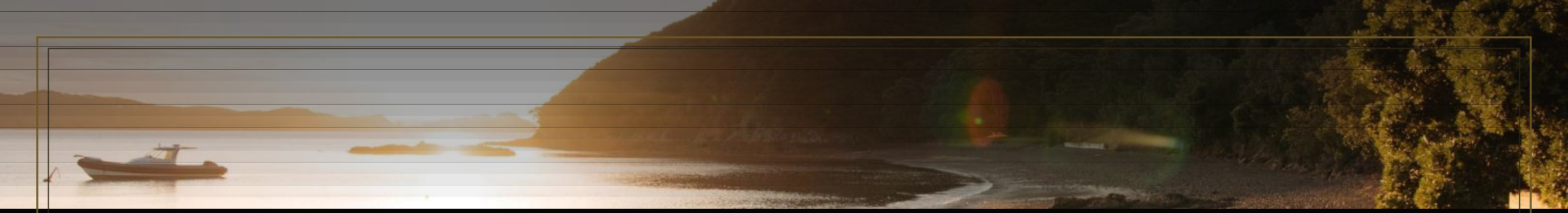
Designer kitchen, open-plan pavilion



Covered deck and exterior fireplace



Sailing off the estate, Russell beyond



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ROBERTON ISLAND ESTATE

BAY OF ISLANDS, NEW ZEALAND

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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