



Property report

Carterton
227D Hoeke Road, Carrington

Prepared by Bayleys
April 2026





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Executive summary



Property address

227D Hoeke Road,
Carrington, Carterton



The opportunity

Rare opportunity to
acquire a fully off-grid
luxury hilltop retreat
with proven income.



Area (total)

Land -36.9686ha
Floor - 60sqm



Legal description

Lot 1 Deposited Plan
606260
1192521
Lot 2 Deposited Plan
606260
CT 1192522
Lot 5 Deposited Plan
565642
1010873



Zoning

Rural 1A



Current use

Luxury
accommodation
featuring on Canopy
Camping



Value

\$1,305,000
(1st September 2023)



Sales Method

By Tender
2pm Thursday 4th June
2026
(unless sold prior)

[bayleys.co.nz/3151453](https://www.bayleys.co.nz/3151453)



The opportunity

Bayleys Eastern Realty Wairarapa & Tararua is pleased to offer Moonlight Peak, 227 Hoeke Road, for sale by way of Tender.

This is a rare opportunity to acquire one of the most distinctive luxury retreats in the Wairarapa, a fully off-grid, architecturally designed hilltop sanctuary that masterfully combines breathtaking natural beauty, sustainability and proven income potential.

Perched high above the landscape at 227 Hoeke Road near Carterton, Moonlight Peak commands sweeping 360-degree panoramic views across the Wairarapa Valley, the Tararua Ranges and distant Cook Strait. The property offers total privacy and seclusion while remaining remarkably accessible. Just 15–20 minutes from Carterton and approximately 1 hour 30 minutes from Wellington CBD.

Designed as a luxurious adults-only escape for two, the cabin features elegant open-plan living, seamless indoor-outdoor flow, a romantic king bedroom with retractable roof skylights for stargazing, a modern bathroom with underfloor heating and a private cedar hot tub with arguably one of the finest views in New Zealand. Completely self-sufficient with a state-of-the-art solar power system and pristine rainwater supply, Moonlight Peak delivers true independence without sacrificing comfort.

Currently operating successfully as a premium boutique short-stay accommodation, the property generates a strong and established revenue stream. Its unique combination of off-grid luxury, romantic appeal and proximity to Wellington has created consistent demand from discerning guests seeking memorable escapes.

Moonlight Peak represents an exceptional lifestyle and investment opportunity. Whether you are seeking a private hilltop sanctuary, a bolt-hole, or a high-performing luxury accommodation business, this is a chance to secure a truly special piece of Wairarapa real estate that very rarely becomes available.

This is your opportunity to own a property that offers not only an enviable lifestyle but also the potential for excellent ongoing returns in the growing New Zealand luxury eco-tourism market.

For further information or to arrange a private inspection, please contact the exclusive Bayleys listings agents.

Jamie Taplin

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BAYLEYS EASTERN REALTY (WAIRARAPA) LTD,
LICENSED UNDER THE REA ACT 2008

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The property

Moonlight Peak is a rare, architecturally designed, fully off-grid luxury retreat perched high on a hilltop in the Wairarapa region of New Zealand.

Offering one of the most spectacular elevated vantage points in the area, the property delivers uninterrupted 360-degree panoramic views sweeping across the fertile Wairarapa Valley and rolling farmland, the majestic deep-green Tararua Ranges to the east and distant glimpses of the sparkling Cook Strait to the south.

Key features:

- Elevated hill top setting capturing stunning views.
- Architecturally designed to maximise natural light and connection to the landscape.
- Completely independent with a state-of-the-art solar power system and battery storage.
- Signature wood-fired cedar hot tub positioned overlooking the valley.
- Successful accommodation business featured on Canopy Camping.

Dwelling details



1  1  1 

Living

Open-plan living space with a comfortable lounge seating positioned to take full advantage of the panoramic views. The large windows and sliding doors provides an abundance of natural light. There is also an efficient wood burner for cozy evenings making it perfect for relaxing with a book or enjoying the warmth while watching the sunset or rainstorms roll in.

Kitchen

The cabin features a fully equipped kitchen. The space is finished with modern, stylish touches that seamlessly complement the cabin's overall luxury aesthetic.

Bedroom

The cabin features a luxurious king bed designed as the focal point of the space with sweeping views. A standout feature is the double skylights positioned directly above the bed, complete with retractable roof blinds, allowing you to stargaze at night in complete darkness without light pollution.

Bathroom

One bathroom located inbetween the living/kitchen and bedroom space. Features under floor heating.

Deck & Outdoor living

Generous deck with seamless indoor-outdoor flow via expansive floor-to-ceiling sliding doors. The deck connects directly to the living areas, blurring the boundary between inside and nature.

Cedar Hot Tub

Featuring a private cedar hot tub, positioned in a sheltered spot just in front of the cabin to maximise both comfort and views. From this vantage point, you can take in what is arguably one of the best outlooks in New Zealand, overlooking the Wairarapa Valley, rolling farmland and surrounding ranges.

Photo gallery



Photo gallery



Photo gallery





The location

Moonlight Peak is nestled high on a private hilltop in the heart of the Wairarapa region, New Zealand. The property occupies an enviable elevated position that delivers one of the most spectacular vantage points in the area. From this commanding site, guests enjoy sweeping 360-degree views across the fertile Wairarapa Valley and rolling farmland, the majestic deep-green Tararua Ranges rising dramatically to the east, and the distant sparkle of the Cook Strait to the south.

The location strikes a perfect balance between profound seclusion and convenient accessibility. While the cabin feels wonderfully remote and immersed in nature, it is only approximately 10–20 minutes' drive from the charming township of Carterton. It sits roughly 1 hour 30 minutes from Wellington City and within easy reach of Masterton, Greytown, and Martinborough. Access to the property itself involves a final 10-minute journey along a steep farm track adding to the sense of a true hilltop sanctuary.

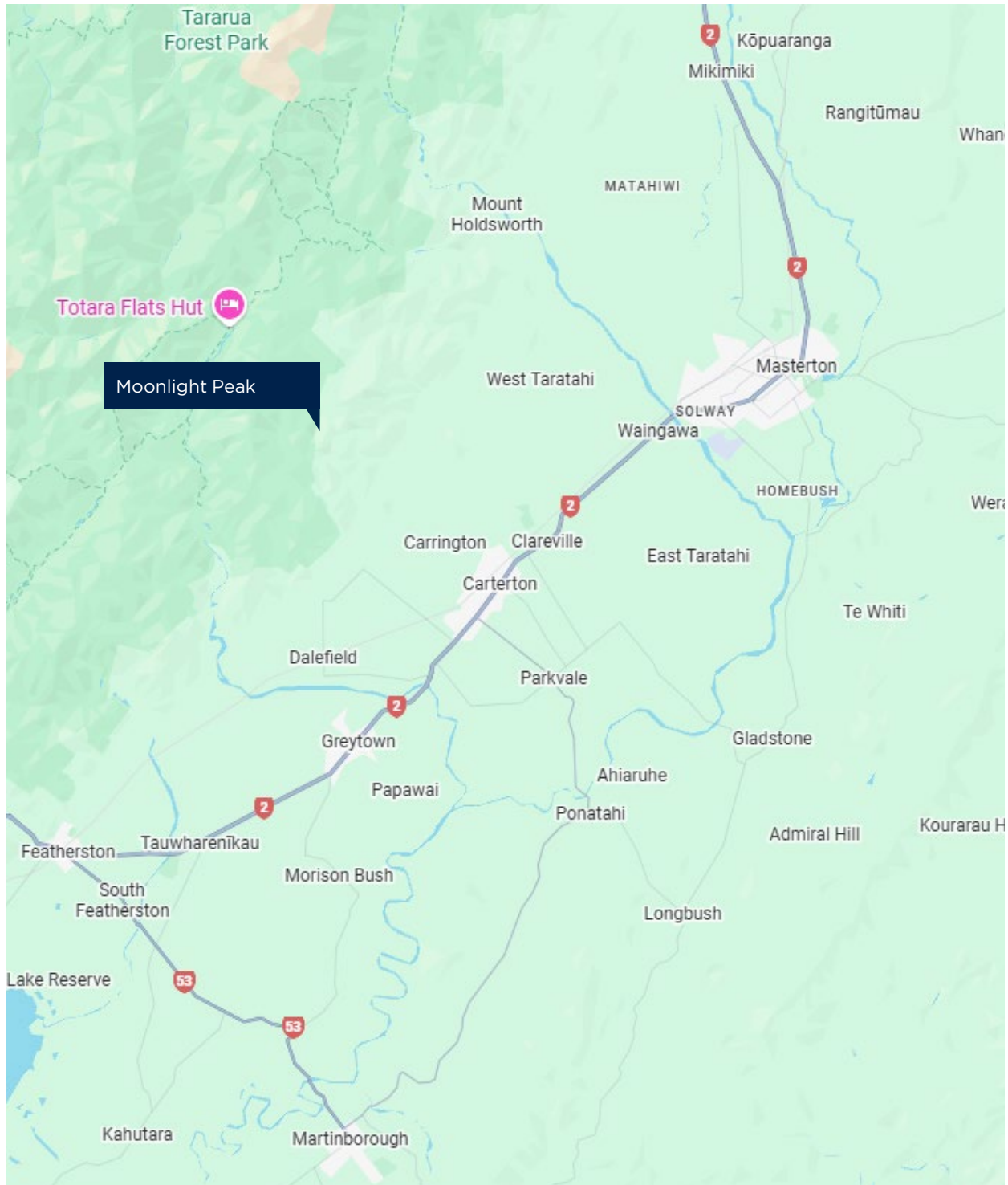
Surrounded by open countryside and positioned on the edge of the Tararua Ranges, Moonlight Peak offers a genuine escape into peaceful isolation. The Wairarapa region is renowned for its world-class vineyards, artisan producers, boutique towns, and outdoor adventures, all within a short drive. Whether exploring local wineries, visiting Pūkaha National Wildlife Centre, discovering the coastal beauty of Castlepoint, or simply soaking in the rural charm of the valley, the location provides an ideal base for both relaxation and exploration.

This combination of elevated privacy, breathtaking natural beauty, and proximity to both Wellington and the best of the Wairarapa makes Moonlight Peak a rare and highly sought-after destination. An exclusive retreat where you feel a world away yet remain remarkably connected.

Approximate distances from the property

Carterton	15km	20 minutes
Masterton	30km	30 minutes
Castlepoint	85km	1 hour & 20 minutes
Wellington CBD	90km	1 hour & 30 minutes

The location





Sales details

227D Hoeke Road, Carterton is offered for sale by way of Tender.

TENDER (unless sold prior)

2pm, Thursday 4th June 2026
186 Chapel Street, Masterton

bayleys.co.nz/3151453

 **Video** available

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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Appendices

Moonlight Peak



Boundary lines are indicative only



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




R. W. Muir
Registrar-General
of Land

Identifier 1192521
Land Registration District Wellington
Date Issued 05 September 2024

Prior References
WN49A/288

Estate Fee Simple
Area 2.1069 hectares more or less
Legal Description Lot 1 Deposited Plan 606260
Registered Owners
Timothy Craig Priest and Summer Rose Klempel

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

The within land has no frontage to a legal road - see B536615.1

10318040.4 Mortgage to Rabobank New Zealand Limited - 5.2.2016 at 11:52 am

Subject to a right (in gross) to convey electricity over part marked B on DP 606260 in favour of Powerco Limited created by Easement Instrument 12217178.6 - 24.11.2021 at 1:22 pm

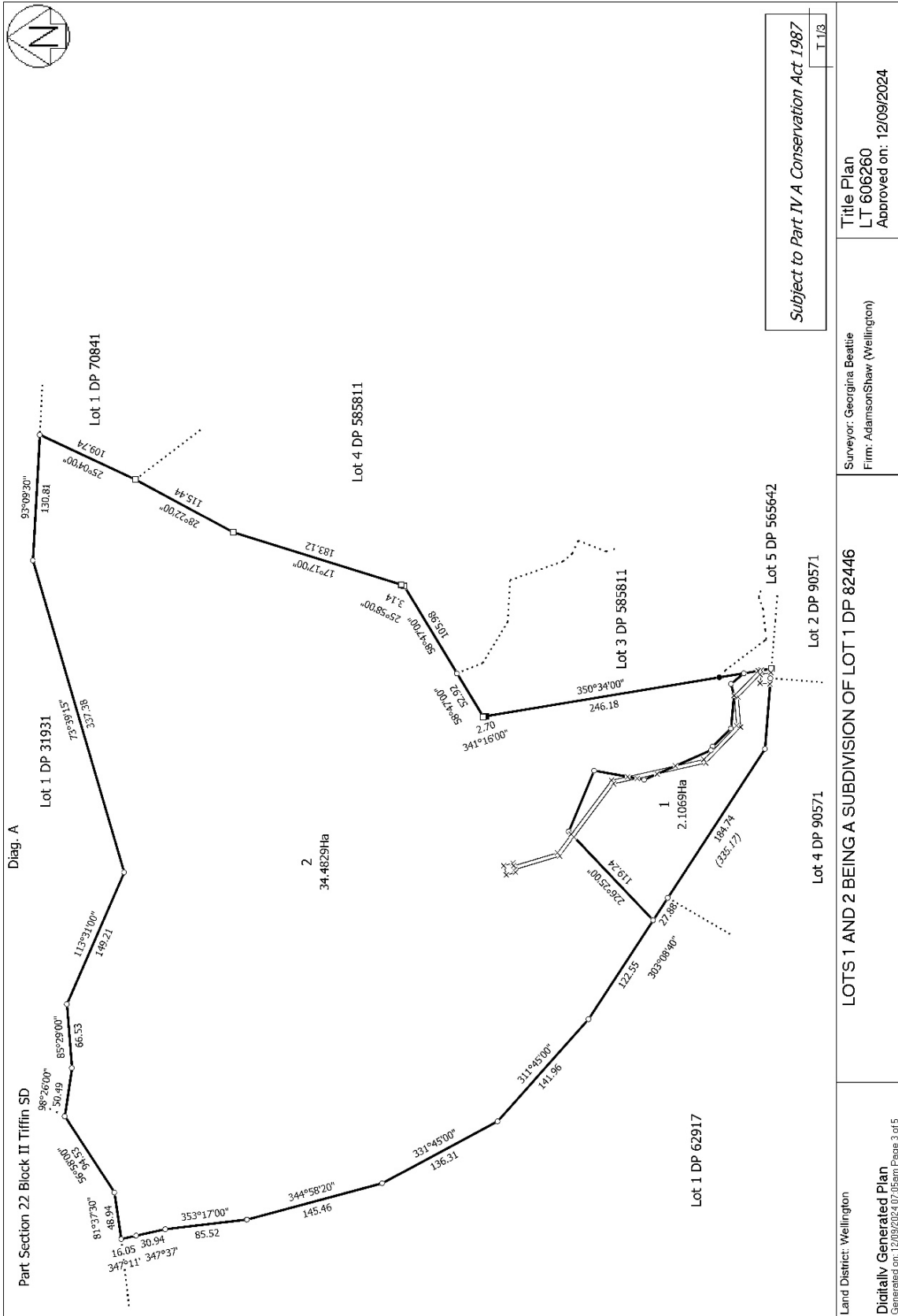
The easements created by Easement Instrument 12217178.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey electricity and telecommunications over part marked B on DP 606260 created by Easement Instrument 12217178.7 - 24.11.2021 at 1:22 pm

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 12217178.7 - 24.11.2021 at 1:22 pm

The easements created by Easement Instrument 12217178.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked A and D on DP 606260 created by Easement Instrument 12217178.11 - 24.11.2021 at 1:22 pm





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




R.W. Muir
Registrar-General
of Land

Identifier 1192522
Land Registration District Wellington
Date Issued 05 September 2024

Prior References
WN49A/288

Estate Fee Simple
Area 34.4829 hectares more or less
Legal Description Lot 2 Deposited Plan 606260

Registered Owners
Timothy Craig Priest and Summer Rose Klempel

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

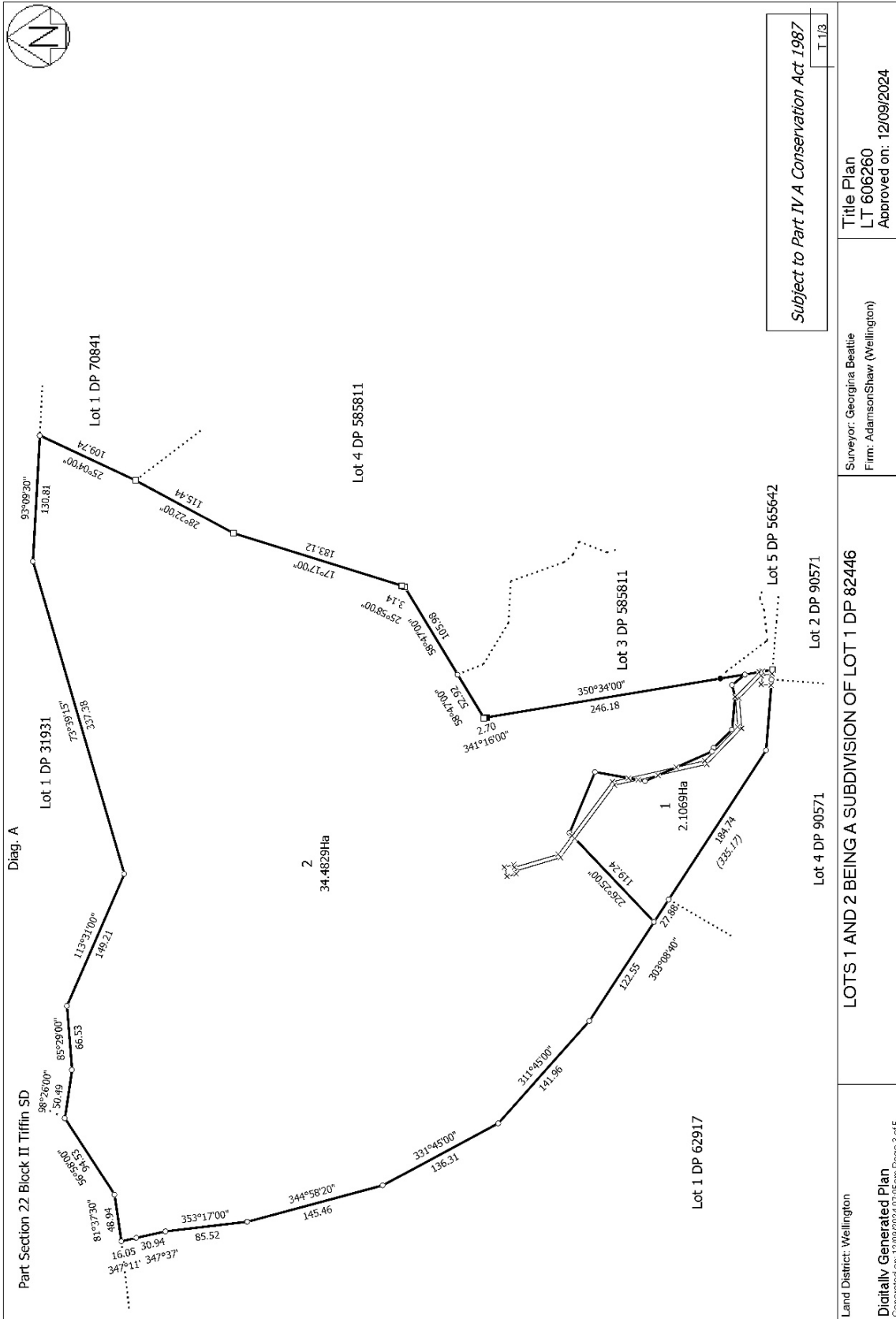
The within land has no frontage to a legal road - see B536615.1

10318040.4 Mortgage to Rabobank New Zealand Limited - 5.2.2016 at 11:52 am

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 12217178.7 - 24.11.2021 at 1:22 pm

The easements created by Easement Instrument 12217178.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked C and E on DP 606260 created by Easement Instrument 12217178.11 - 24.11.2021 at 1:22 pm





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




R.W. Muir
Registrar-General
of Land

Identifier **1010873**
Land Registration District **Wellington**
Date Issued 24 November 2021

Prior References
WN38A/963

Estate Fee Simple
Area 3788 square metres more or less
Legal Description Lot 5 Deposited Plan 565642

Registered Owners
Timothy Craig Priest and Summer Rose Klempel

Interests

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 3 Geothermal Energy Act 1953

Subject to Section 3 Petroleum Act 1937

Subject to Sections 6 and 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Subject to Section 261 Coal Mines Act 1979

Subject to Part IV A Conservation Act 1987

10318040.4 Mortgage to Rabobank New Zealand Limited - 5.2.2016 at 11:52 am

Subject to a right (in gross) to convey electricity over part marked A on DP 565642 in favour of Powerco Limited created by Easement Instrument 12217178.6 - 24.11.2021 at 1:22 pm

The easements created by Easement Instrument 12217178.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey electricity and telecommunications over part marked A on DP 565642 created by Easement Instrument 12217178.7 - 24.11.2021 at 1:22 pm

The easements created by Easement Instrument 12217178.7 are subject to Section 243 (a) Resource Management Act 1991

Health and safety

At Bayleys, we take our responsibilities under the Health and Safety Act very seriously. In order to minimise the effect of hazards during an open day or site inspection, we display clearly marked hazard notices, drawing a visitors attention to potential risks relevant to the specific property.

Each visitor is also asked to complete an inspection acknowledgement form confirming they have been made aware of these risks and agree to comply with the directions of the Bayleys salesperson at all times while on site.

Health and Safety Site Notice

You are entering a multiple hazard area.

Persons entering this property must comply with all safety regulations under the Health and Safety Act(s).

Please register with our licensee/s upon entry and exit of the property.

- Report accidents or near misses while on the property
- Wear suitable footwear
- Exercise caution when operating a vehicle on the property
- Helmets are required when driving a quad or motor bike
- Take caution on slippery tracks and lanes while driving and walking
- Smoking is prohibited in all buildings
- Take extreme care around buildings with hazardous materials including chemicals
- Caution is required with any livestock
- Children must be supervised at all times
- Emergency assembly site at the start point

In the case of serious emergency, dial 111. **BAYLEYS**

Hazard Notice

Welcome as a visitor to our Open Day
This is a work zone, and a number of hazards exist which cannot be eliminated. These include trees, buildings, access tracks, work, farm machinery and electrical hazards.
It is hereby drawn to your attention that there are associated risks to personal health and safety in visiting and inspecting the property. You are strongly advised by the vendor, management and Bayleys licensee to act in a manner which ensures your and your passengers safety at all times.

Acknowledgement

In order to minimise the effect of hazards during your visit we request that you comply with the following requirements:

- 1. You enter the property at your own risk and you will not hold the licensee or Bayleys their licensee or its licensee liable for any loss and/or harm and/or damage suffered.
- 2. You will comply with all instructions given by the licensee/s at any time.
- 3. You are responsible for all people who accompany you.
- 4. If you take any vehicle onto the property, it must hold a current 'Wof', be in good working condition and suitable for use in the conditions. You must hold a current drivers licence and have sufficient driver training and/or experience to operate the vehicle.
- 5. In the event that such a vehicle is an ATV it is to be operated strictly in accordance with the conditions set out in the 'Agricultural Guidelines - Safe Use of ATVs on Farm' document.
- 6. Please keep your vehicle to the obvious tracks and lanes and away from all slopes and apparent hazardous areas.
- 7. Please abide by the normal "road code" rules while driving on the farm tracks, expect other vehicles to be coming from the opposite direction, and keep your speed below 30km/h maximum. Please be courteous at all times.
- 8. On some of the tracks and lanes there may be some "blind corners" - please negotiate with care.
- 9. Do not venture off the track with your vehicle under any circumstances - there are dangerous hazards which may include deep ditches, cliffs and the occasional "hot fire" which if driven over or into, could cause serious injury to you and/or your passengers.
- 10. Some of the tracks may be steep, and/or the surface may be slippery, particularly during or immediately after rain. Therefore you should operate your vehicle in four wheel drive during the time you are on the property and/or avoid such conditions.
- 11. Should you decide to leave the vehicle to walk a short distance for better views, or to inspect features etc, please only your vehicle in the other vehicles car space your vehicle safely.
- 12. You will take care to keep yourself safe and avoid the hazards noted above, as well as any other hazards.
- 13. You will leave all gates and fences as you find them. Please treat all fences as being electric, and that they are "hot".
- 14. You are not to trespass onto neighbouring land.
- 15. You will not trespass onto neighbouring land.
- 16. All children (under 16) are to be supervised by an adult while on the farm.
- 17. Smoking is prohibited in all buildings. The lighting of fires is strictly prohibited.
- 18. Caution is required with any livestock.
- 19. When you leave the property you will report back to the licensee to confirm that you and all people accompanying you have left the property.
- 20. If you have any questions or concerns please advise the licensee immediately.

bayleys.co.nz **BAYLEYS**

Please ensure all visitors report to the salesperson upon exiting the property.
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BAYLEYS

Keep a Safe Distance

Take care. Be alert.

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BAYLEYS

Slip/Trip Hazard

Take care. Be alert.

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.





ALTOGETHER BETTER

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