

: The arena was engineered to be build up to the highest point and crowned and therefore has excellent drainage, with further drainage added around and underneath the structure, allowing for 365 day use.

: Paddocks are all set up with water troughs from shared stock water supply (2000 litres of stock water per day)

: Post and rail and electric fencing provides security for horses

: 2 x 25,000 litre water tanks plus extra 5000 litre tank for stable area

: Possible other uses the property would be suited for are fattening cattle, calf rearing and raising, any type of showing animals, or a small scale stud breeding enterprise.

: The benefits of this property include its proximity to Wellington, easy access to Upper and Lower Hutt, Porirua, Kapiti and the Wairarapa. Excellent primary and secondary schools with school bus services. Walking distance to the Short Straw Cafe and within a short drive to Silverstream Village and train station.

: Fenced free range chicken paddock with chook house plus calf rearing shed and safe paddock adjacent to the house for those 2 am feeds

: 12m x 8m barn including 2 stables (can convert into 1 large), horse float parking, hay storage space, covered tack-up area and integrated tack room with mains unit providing electricity to all fences

: Leyland cypress hedging at entrance provides privacy and shelter.

: Off-road parking for up to 6 cars

: Walking distance to the Short Straw Café and a short drive to Silverstream Village with train station, schools, supermarket, doctors, dentist, pharmacy, veterinary clinic, gym and cafes