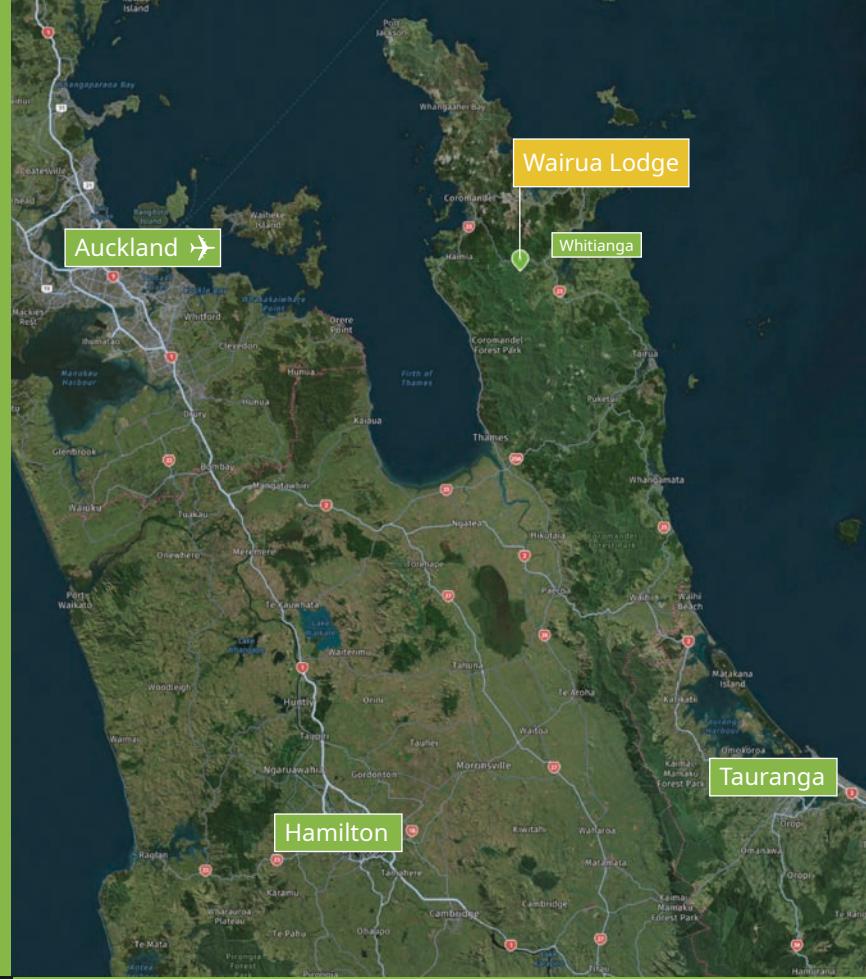




SALES DOCUMENTATION





OUR LOCATION

Wairua Lodge is a 2 1/2-hour drive from Auckland, Hamilton and Tauranga on the beautiful Coromandel peninsula with a catchment area of over 2 million people. We are also accessible from Auckland by plane (Barrier Air to Whitianga, 22 minutes).

The last 2 km to access Wairua Lodge is a gravel road (Old Coach Road) which is suitable for all types of vehicles.



WHAT WAIRUA LODGE OFFERS

Set in 15 acres of temperate rainforest, Wairua Lodge offers 4 stunning double bedrooms, each with its own en-suite with rainforest shower, kitchenette and covered patio, and one two-bedroom apartment which has a fully equipped kitchen, lounge, dining area, two outdoor patios, separate shower and WC. The separate communal guest kitchen offers cooking facilities, lounge area and covered outdoor seating area.

The covered treetop bathhouse is something truly magical with views straight out into the rainforest. The outdoor "night-sky spa pool" offers amazing views of the stars of the southern hemisphere.

There are several hiking trails of varying grades of difficulty – some with bridges to cross, ropes to climb and some just an easy stroll down to the riverside. A 10 min stroll will take you down to the river with two stunning swimming holes, sandy beach, rope swing, jumping platform, hammocks and deckchairs. At nighttime, the same walk offers you the chance to discover glow worms living delicately in the fern fronds and the milky way with the southern cross shining down to the river.



PROPERTY INFORMATION

Wairua Lodge is a six-hectare block of regenerated temperate rainforest with a rich biodiversity, native trees, ferns and stunning birdlife.

The closest town is Whitianga, just 12 km away, where you will find large supermarkets, building suppliers, shops, restaurants, an Airport and a modern medical centre.

The main house was built in the 1980's as a family home. Over the years and with different owners, more buildings were added and the original family home evolved into a unique bed and breakfast business.

Address: Wairua Lodge, 251 Old Coach Road, Kaimarama 3591, Whitianga, New Zealand

Property type: Business, Bed and Breakfast

Latest Renovations: 2018 – 2023

Type of ownership: Freehold

Land area: 5.9671 hectares / 15 acres

Title: 1080778

Legal Description: LOT 4 DP 580408 Allots 19-20 Mahakirau PSH

Capital value: NZ\$2,010,000 (Land value, Value of Improvements)

Resource consent: RMA/2016/230
visitors accommodation up to 12 guests



BUILDINGS

BUILDING STYLE | INTERIORS | RENOVATIONS:

All buildings at Wairua Lodge are board and batten cladding. The roofs are corrugated iron. The main house sits on wooden piles, the guest accommodation and workshop are built on concrete slabs. The interiors are laminated floors or carpet, bathrooms are all tiled. Interior walls are wooden cladding or gib. All buildings have undergone major renovations between 2018 - 2023 (guest accommodation, spa, guest kitchen, outdoor fireplace, main house, new underfloor and wall insulation). All the electrical installations have been renewed. Certificates for electrical and gas installations are available.

Main house:

Owner's accommodation with open plan dining / lounge, large kitchen renovated in 2022, reception / office, 2 large bedrooms each with ensuite, separate powder room, linen storage, larder, bread-baking station & laundry on the covered back porch.

Guest accommodation:

- ↳ Total of 12 beds
- ↳ 4 double rooms with ensuite and kitchenette / fridge
- ↳ 1 apartment with 2 bedrooms, kitchen and lounge & 2 outdoor seating areas
- ↳ Guest kitchen with lounge and outdoor dining area

Workshop:

Large workshop with upstairs storage level

Garage:

Storage of ride-on tractor mower and garden tools

Sleepout:

With compost toilet and outdoor shower. Mainly used as accommodation for seasonal workers (Wwoofers)

Wood storage shed:

Firewood





FACILITIES

- ⌚ Night sky spa pool (4 people)
- ⌚ Tree top bathhouse (2 people)
- ⌚ Outdoor fireplace area (Feuerring) for cooking and gatherings
- ⌚ Swing bridge (20m long, 4 m above the river)
- ⌚ Bush Walks (wide range of walks through the rainforest)
- ⌚ River swimming holes
- ⌚ Pond – a self-sustaining habitat
- ⌚ Outdoor seating areas, sun lounger seats and hammocks by the accommodation and by the river

PARKING

- ⌚ 6 guest carparks by the Lodge
- ⌚ 3 carparks by shed
- ⌚ 1 covered motorhome carpark





TECHNICAL TERMS

Energy:

- ↳ on the grid (2 phase)
- ↳ 6 kW solar system on shed roof (2 inverters). Excess electricity is diverted back into the grid.
- ↳ 4x45 kg gas bottle for water heating and cooking
- ↳ 6 kW petrol generator as backup in case of power outages

Comfort:

All windows, ranch sliders on all buildings are double glazed. All rooms are equipped with separate heat pumps for comfortable heating / cooling.

Water:

Own water (spring and ravine catchments). Water is gravity fed into a 25'000l water tank. From here the water is distributed with a high-pressure water pump into the rooms and facilities. Rainwater is also collected on some roofs and is fed directly into the water tank.

Sewage:

Dual sewage systems (guest accommodation and main house), chamber system with grey water dripline (fertilising). Once a year the chambers need to be emptied by a waste company.

Communication:

Internet and mobile reception on the whole property (via air signal). There is still a land line available.

Recycling:

Recycling station for guests by the guest kitchen



WAIRUA LODGE – OPERATION AND LIFESTYLE

Wairua Lodge provides a great business and lifestyle in the unique rainforest setting.

FINANCIAL FIGURES

Over a nine-month period (September – May) Wairua Lodge provides a healthy income. The three winter months (June/July/August) are predominantly weekend business.

A spreadsheet and annual reports with financial figures from 2017 to 2024 are available.

OPERATION

We operated the business mainly as a couple and usually had help from Wwoofers in summer (work and travel scheme). Bookings are channel managed to ensure no double bookings. The grounds and property maintenance are manageable with good machinery and a well-equipped workshop.

Average guest stay:

Around 3 nights (minimum stay is 2 nights)
Guest mix: 60 % international travellers, 40 % New Zealanders (this depends on the time of year. In winter there are more New Zealanders in summer more Internationals)

Guest reviews:

The property boasts exceptional guest ratings across major platforms and has won prestigious awards:

TripAdvisor:

- ↳ Best B&B in the South Pacific, top 1% in the World
- ↳ 5/5 rating based on 830 reviews (2025)

Booking.com:

- ↳ 9.9/10 rating based on 260 reviews (2025)

Pricing:

(min. stay is 2 nights - prices in 2025)

- ↳ Double rooms (incl. breakfast) NZ\$520 for two nights
- ↳ Kiwi apartment (incl. breakfast) NZ\$720 for two nights



SALES PRICE

The sales price is made up of the land value, buildings, business and chattels.

With the purchase everything is included so that you will be able to run Wairua Lodge from day one.

Sales price: NZ\$2,950,000
Sales date: 2026/27

CONTACT

Owners

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