



# LAKE AND MOUNTAIN VIEWS

Lot 12, Tui Estate | \$5,150,000

Lot 12 occupies a remarkable lakeside position within Tui Estate, where water, mountain forms, and open sky create a rare sense of tranquility. The home has been composed to sit lightly above the landscape, drawing the lake and alpine views deep into the interior. This connection to nature defines the atmosphere of the residence and shapes the way each space unfolds.




The architecture is centred around a series of considered courtyards and reflection spaces that organise the home into calm, carefully proportioned zones. A central courtyard with a reflection pond acts as the heart of the plan, bringing movement and light into the core of the building. These courtyards create sheltered outdoor rooms while guiding views toward the lake and distant peaks.

**Site** 1 ha | 2.47 ac  
**Total Area** 584 m<sup>2</sup> | 6,286 ft<sup>2</sup>

**Tui Estate**  
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**Visit our website**  
tuiestate.co.nz



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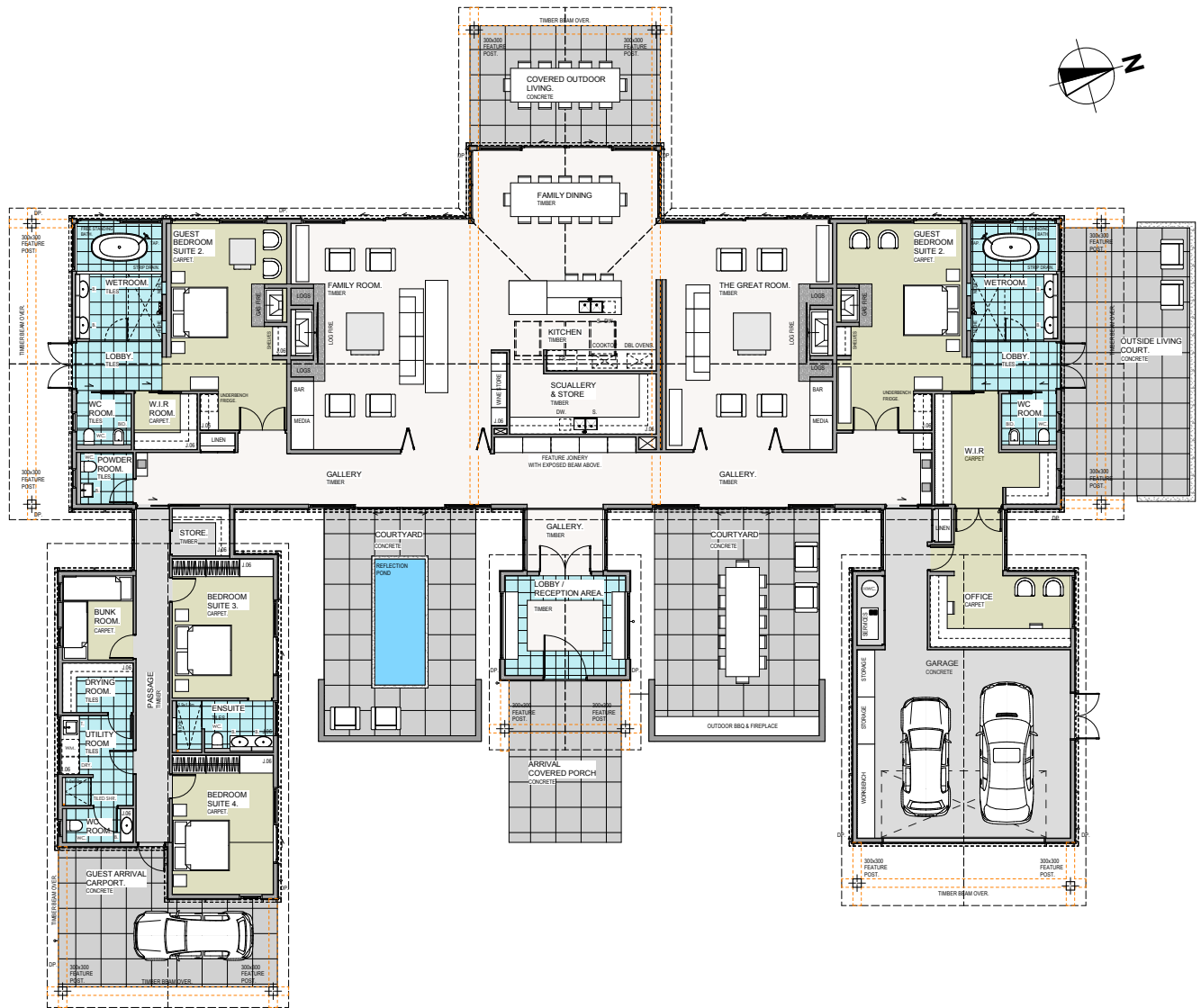
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# Floor Plan

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## Lot 12, Tui Estate, Rakaia Gorge

**Site** 1 ha  
**Total Area** 584 m<sup>2</sup>

The Great Room forms the primary living space and is oriented to capture uninterrupted views across the water. It connects directly to the family dining area and a finely detailed kitchen with a generous scullery. A separate family room and media space provide additional areas for relaxation, each with strong connections to outdoor living.

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Accommodation includes a primary suite with a walk in robe and ensuite, positioned to enjoy the morning light. Three further bedroom suites and a bunk room offer comfort and privacy for guests or extended family. A dedicated office sits within a quiet part of the plan for focused work.

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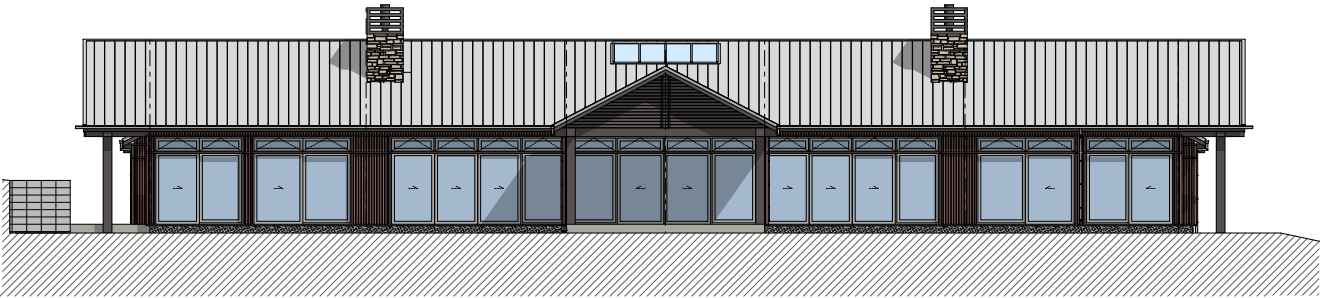
The bathing and wellness areas feature wet rooms, freestanding baths, and thoughtful links to the surrounding courtyards, enhancing the sense of calm and retreat.

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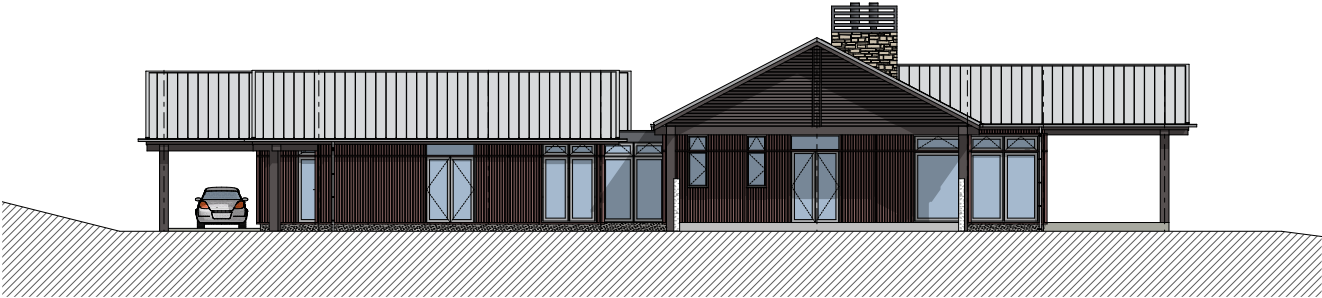
The guest arrival carport leads into a welcoming lobby and reception space that includes a bar, wine storage, and gallery style circulation. This sequence sets the tone for the home before it opens into the main living zones. A large garage and supporting utility areas are positioned discreetly to maintain the emphasis on landscape and architectural clarity.

Lot 12 stands as a refined lakeside retreat within Tui Estate, offering a composed and luxurious living experience shaped by its exceptional natural setting.

# Elevations



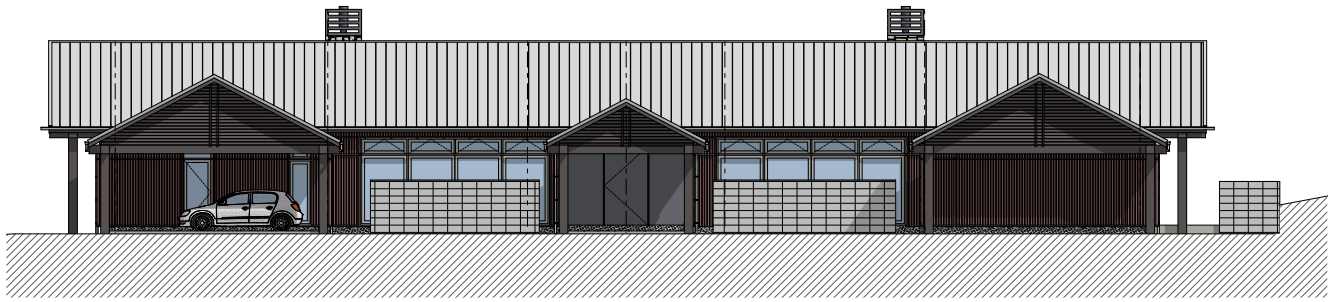
West Elevation



South Elevation

# The view from Lot 12





East Elevation



North Elevation

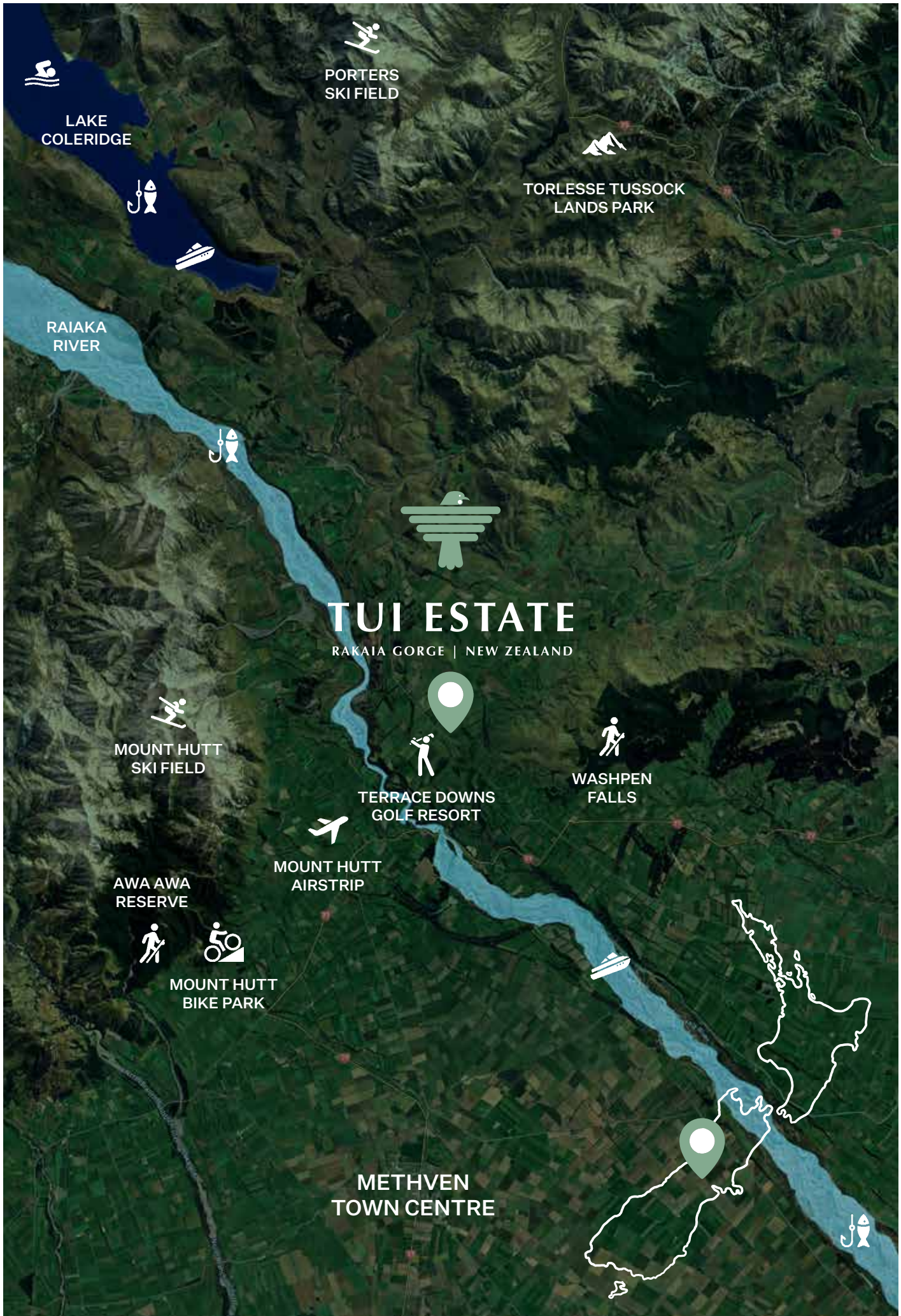


# Tui Estate Location

Tui Estate occupies an exceptional position in Canterbury's Southern Alps foothills, just over an hour from Christchurch International Airport. The estate sits amid rolling high country where glacial rivers carve through ancient valleys and alpine peaks frame every horizon.

Within thirty minutes lie world-class outdoor pursuits: salmon and trout fishing in the Rakaia Gorge, championship golf at Terrace Downs, skiing at Mount Hutt, and endless hiking trails through pristine wilderness. This is a landscape defined by purity and space, where privacy meets accessibility and natural beauty unfolds in every direction.





LAKE COLERIDGE



PORTERS SKI FIELD



TORLESSE TUSOCK LANDS PARK

RAIAKA RIVER



TUI ESTATE

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MOUNT HUTT SKI FIELD



TERRACE DOWNS GOLF RESORT



WASHPEN FALLS



MOUNT HUTT AIRSTRIP

AWA AWA RESERVE



MOUNT HUTT BIKE PARK



METHVEN TOWN CENTRE



## The Surrounding Area



**Championship Golf Next Door:** Championship 18-hole golf at Terrace Downs Resort, with world-class play on Tui Estate's boundary.

**Biking Trails:** Ride Mt Hutt Bike Park's family loops, singletrack and downhill lines.

**High Country Wellness & Retreats:** Thermal pools, spa experiences and quiet alpine retreats within easy reach.

**World-Class Fishing:** The Rakaia Gorge and its estuaries are internationally renowned for salmon and trout fishing, drawing anglers from around the world to its clear, fast-flowing alpine waters.

**Glacial Lake Serenity:** Lake Coleridge's pristine waters and dramatic mountain backdrop.

**Two Ski Fields Within 60 Minutes:** Mount Hutt and Porters offer some of New Zealand's most reliable alpine skiing.



**One Hour from Christchurch City:** An easy drive to Christchurch's galleries, museums, theatres, heritage architecture and world-class dining.

**Private Equestrian Facilities & Agistment:** On-site stables available to residents, with extensive riding trails across Tui Estate and the surrounding high country.

**Walking Trails:** Follow the Rakaia Gorge Walkway to scenic lookouts along the rim with a side track to the river.

**Hot-Air Ballooning:** Soar above the Canterbury Plains at sunrise with panoramic views to the Southern Alps.

**Rakaia Gorge Adventures:** Experience the thrill of jet boating on the Rakaia River, carving through braided channels and wide alpine plains with the Southern Alps as your backdrop.

**Unmatched Natural Purity:** Crystal-clear skies, gravity-fed mountain stream water, and air quality found in few places on earth.

Tui Estate





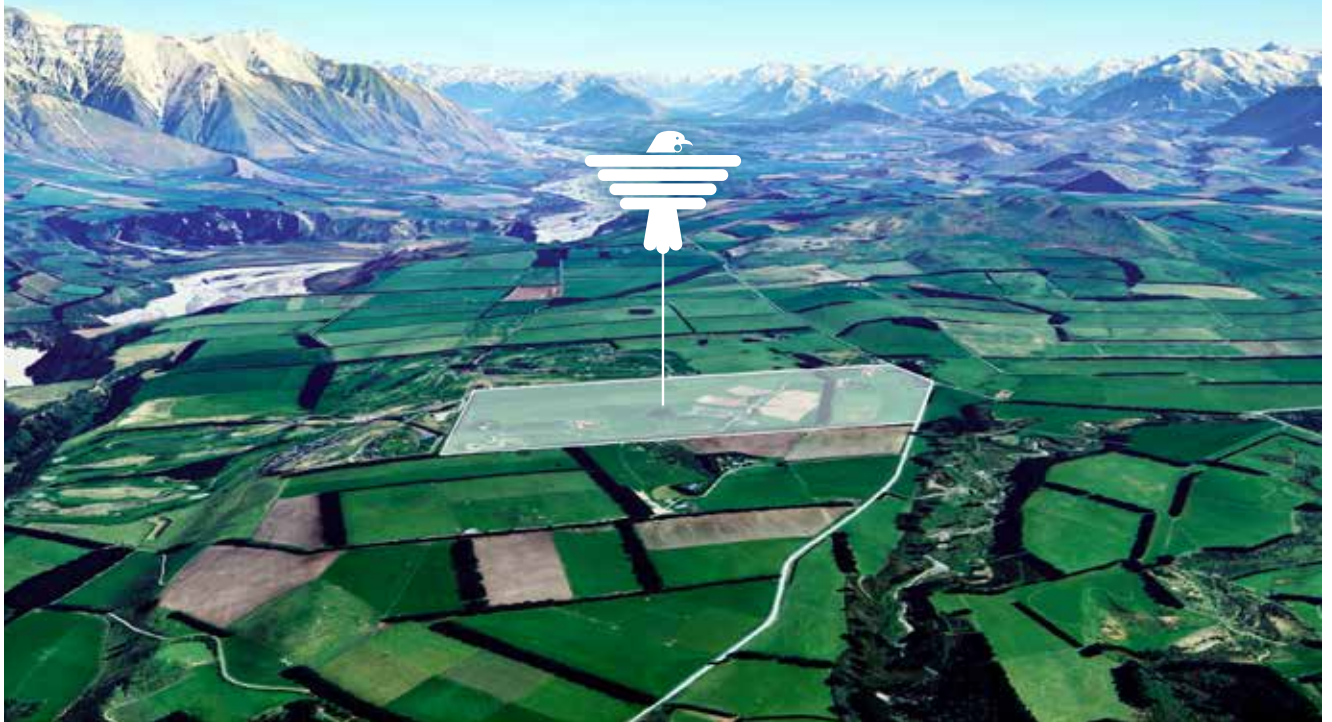


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# Your luxury home awaits at Tui Estate



Contact us today to find out more!

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