

GUARDIAN Property

REAL ESTATE IN MID CANTERBURY

July 21, 2022



Simply Stunning 22 Millichamp Street, Tinwald

Proudly marketed by **McLeod Real Estate**

DETAILS **Overleaf**

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DESIGN

PLAN

CONSTRUCT

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Member

This week's open homes

McLeod REAL ESTATE

SATURDAY

10am - 10.30am 5 Carters Terrace
 10am - 10.30am 24 Nixon Street
 10am - 10.30am 24A Nixon Street
 10am - 10.30am 55 Tucker Street
 10.45am - 11.15am 206 Walnut Avenue
 10.45am - 11.15am 21 Beach Road
 10.45am - 11.15am 141 Harland Street
 11.30am - 12 noon 9 Catherwood Avenue
 12.15pm - 12.45pm 51 Farm Road
 1pm - 1.30pm 83A Trevors Road

SUNDAY

1pm - 1.30pm 22 Millichamp Street

Property Brokers

SATURDAY

10am - 10.30am 13 Geoff Geering Drive
 10am - 10.30am 83B Tarbottons Road
 10am - 10.30am 96 Grove Street
 10am - 10.30am 22 Hakatere Drive
 10.15am - 10.45am 40 Geoff Geering Drive
 10.30am - 11.15am 54 Taits Road
 10.45am - 11.15am 18 Melcombe Street
 10.45am - 11.15am 6 Andrew Street
 11am - 11.30am 18 Connor Place
 11.15am - 11.45am 91 William Street
 11.30am - 12 noon 116A Creek Road
 12 noon - 12.30pm 92 Melcombe Street
 12.15pm - 12.45pm 16 Buchanan Place

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OPEN HOME



Simply Stunning

22 Millichamp Street, Tinwald

Stunning four bedroom family home with spacious open plan living area and fully extendable bi-fold doors opening to a sunny deck. Separate lounge with TV unit and book shelf included. Kitchen area is designed to entertain and includes a wine fridge and mounted TV, walk-in pantry, gas hob, double oven and ample bench space.

Three heat pumps plus solar panels for hot water. Four spacious double bedrooms all with storage. A sizeable master bedroom with en suite which has a tiled shower and WIR. Double garage with laundry. Easy care gardens with a storage tank and irrigation system plus a large storage shed out back. A must view.



4



2



2

Deadline Sale:

Closing 4pm on Wednesday, July 27 (unless sold prior)

Viewing:

Sunday, July 24, 1pm - 1.30pm

Website ID AUT3356786



Dulcie Ellis

Phone 027 629 32 60

McLeod REAL ESTATE

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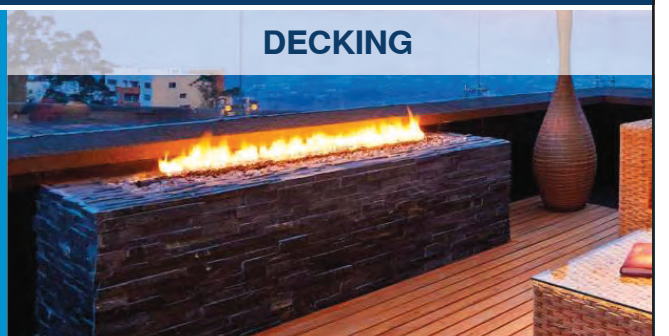
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NEW LISTING/OPEN HOME



One Not To Miss!

206 Walnut Avenue, ALLENTON
A two bedroom stand-alone home with internal access single car garage and off-street parking for a caravan or extra car. This solid brick 1970s home is one to view. Situated for the morning and afternoon sun with a good size separate lounge heated with a heat pump. Two double bedrooms with ample storage. The kitchen has plenty of bench space and cupboards and a separate laundry. Easy care gardens.



This property has been loved by the family and now it's time for someone else to enjoy and make their own. An opportunity not to miss, don't delay your visit to this wee gem.



Deadline Sale: Closing 4pm Wednesday, August 10 (unless sold prior) **Web ID** AUE3370881
Viewing: Saturday, 10.45am - 11.15am

OPEN HOME



Style and Space

51 Farm Road, ALLENTON
This absolutely beautiful home is available now offering space, style and location that is difficult to emulate. With four bedrooms and three bathrooms there is plenty of room here. The luxurious kitchen complete with stone benchtops, a dish drawer plus a full sized dishwasher as well as a pantry make kitchen duties a dream for the keen chef in your family. A fantastic deck area really adds the magic to the lovely outdoor space.



Complete with a large separate laundry, double garage and ample storage throughout, you will want for nothing as the owner of this fabulous property.



By Negotiation **Web ID** AUW3366261
View: Saturday, 12.15pm - 12.45pm

OPEN HOME



First Home or Investment

24 Nixon Street, TINWALD
This weatherboard home is situated on the west side of Tinwald. It has an open plan kitchen, dining, lounge heated with a heat pump. Updated bathroom, two double bedrooms with built-in wardrobes plus a sunroom. Separate laundry and toilet, single lock-up garage and off-street parking.



Deadline Sale: Closing 4pm on Thursday, August 11 (unless sold prior) **Web ID** AUT3361101
View: Saturday, 10am - 10.30am

OPEN HOME



An Opportunity Not to Miss!

24A Nixon Street, TINWALD
Situated on a private back section, perfect for an investment, first home buyers or people wanting to downsize. Two double bedrooms, built-in wardrobes, open plan living with breakfast bar and floor mounted heat pump. Spacious bathroom, separate laundry. Ranchsliders onto a sunny deck.



Deadline Sale: Closing 4pm on Thursday, August 11 (unless sold prior) **Web ID** AUT3360992
View: Saturday, 10am - 10.30am

OPEN HOME



Investment or Make it Your Own

21 Beach Road, HAMPSTEAD
Permanent material brick house on large 753m2 section. Floor area 120m2, three bedrooms, separate lounge, dining room and kitchen. The bathroom includes shower over bath and toilet. Fenced backyard making it great for children and pets. Stroll across the road to Beach Road shops.



Offers Over: \$340,000 **Web ID** AUE3361096
View: Saturday, 10.45am - 11.15am

OPEN HOME



One Not To Miss

5 Carters Terrace, TINWALD
Don't miss this lovely three bedroom home complete with modern kitchen, open plan living and the comfort of a log burner and heat pump. Two bathrooms, two toilets, separate stylish laundry. Sunny conservatory and lovely deck area out front and large deck area out back. Brand new single car garage.



By Negotiation **Web ID** AUT3302079
View: Saturday, 10am - 10.30am

OPEN HOME



Allenton Location

55 Tucker Street, ALLENTON
The spacious open plan living and dining area is the heart of the home, recently painted inside with neutral tones and a pop of colour with sliding doors which open from the family lounge room out onto the patio. Three double bedrooms all with built-in wardrobes. Established gardens and a sizable section with a large garage and lean-to off the side for storage. A short walk to all Allenton amenities plus fabulous Argyle Park.

Price: \$515,000 **Web ID** AUW3261075
View: Saturday, 10am - 10.30am

OPEN HOME



First Home Buyers

141 Harland Street, TINWALD
A fabulous opportunity to purchase a home directly opposite the Tinwald Primary School. Open plan kitchen and living area, heated by a log burner or the choice of a heat pump. Three double bedrooms plus office, family size deck for entertaining and a large family size conservatory which is used as an extra lounge room. Off-street parking and single car garage on an easy care section. Walking distance to local shops.

Price: \$345,000 **Web ID** AUT3254713
View: Saturday, 10.45am - 11.15am

OPEN HOME

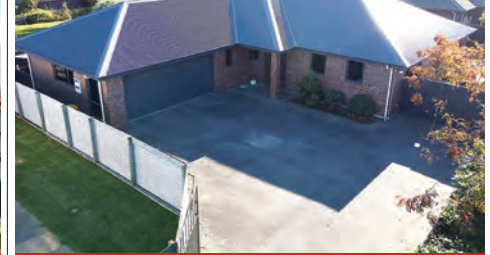


Grand Opportunity

9 Catherwood Avenue, ALLENTON
Step inside this gorgeous architecturally designed home positioned on a double section in two titles amongst a beautiful established garden and situated in a prime location. Five bedrooms, two living areas, three counting the beautiful light filled atrium plus a separate office. Ample storage and triple car garaging. Some remedial work will be required to this property which will provide an excellent opportunity for the astute buyer.

Offers over: \$835,000 **Web ID** AUW3358826
View: Saturday, 11.30am - 12 noon

OPEN HOME



Move in and Relax

83A Trevors Road, HAMPSTEAD
Spacious open plan living area with modern kitchen and appliances plus sliding doors from the living to the back of the property to enjoy the gardens and deck. Three double bedrooms, two bathrooms, master has WIR and en suite. Double garage with internal access, established garden and vege patches, not too much to maintain leaving you free to walk around the rural aspects of this area of town.

Offers Over: \$640,000 **Web ID** AUE3271356
View: Saturday, 1pm - 1.30pm



Lifestyle - Ready To Go

75 Taits Road, ASHBURTON
Situated in the ideal location is this large 4000m2 section with title. It provides the perfect opportunity to create your own lifestyle block. You will enjoy the peace and space of a country setting and added bonus of being close to town and amenities. With fibre, power and water already connected...all it needs is you!

Price: \$320,000 **Web ID** ALE3362631



Worth the Wait

123 Albert Street, NETHERBY
This fabulous 4012m2 section is waiting for its new owners. Positioned perfectly with street frontage and all the town services to its boundary. There are substantial plantings offering privacy from the road and a great start for the keen gardener. This land is waiting for someone to build their ultimate dream home. New title issued.

Deadline Sale: Closing 4pm on Wednesday, August 3 (unless sold prior) **Web ID** ALE3360894
View: By appointment

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CONSULTANT | Roger Burdett
021 224 4214
CONSULTANT | Angus Rollinson
027 503 6432
VALUER | Laura George
022 063 9744
VALUER | Cathy Corah
03 308 0027
ADMIN | Amanda Hunt
03 308 0027
PROPERTY MANAGER |
|--|---|---|--|--|--|--|---|--|---|

Netherby 13 Geoff Geering Drive



Open Home

Move in and enjoy

Immaculately presented modern home, situated in an ever growing modern sub division of Geoff Geering Drive. You are welcomed into a beautiful and sunny open plan living area which includes the a dining and kitchen all situated in the heart of the home. A separate lounge can be shut off by double doors. All heated by two heat pumps one in the living area and the other one in the hallway.

For Sale Buyers \$769,000+
View Sat 23 Jul 10.00 - 10.30am
Web pb.co.nz/AU105568

4 2 2

Tinwald 83B Tarbottons Road



Open Home

Comfortable and new

Treat yourself to a brand new build in an area surrounded by similar homes and positioned on a quiet rear section. Brick and linear cladding and everything you would expect in a modern home. Master bedroom has an ensuite with tiled shower and walk in robe. An additional three double bedrooms are serviced by the main bathroom with bath, shower and vanity and a separate toilet.

For Sale Buyers \$780,000+
View Sat 23 Jul 10.00 - 10.30am
Web pb.co.nz/AU95833

4 2 2 2

Tinwald 96 Grove Street



Open Home

Smart choice for easy living

Great opportunity to purchase this three bedroom permanent material home with aluminium joinery. Nicely secluded from the road on an easy care fenced section, this property has a practical design with the heart of the house having open plan living catering well for family living and enjoying all day sun. Updated kitchen and bathroom with new flooring and carpet in the living area.

For Sale Buyers \$480,000+
View Sat 23 Jul 10.00 - 10.30am
Web pb.co.nz/AU105466

3 1 1 2

Ashburton 22 Hakatere Drive



Open Home

The hard work's done

Step inside and be blown away with the renovations. Two double bedrooms, open plan living, large bathroom/laundry, wrap around deck, carport and camper van parking plus garden sheds. New laminated and tiled floors, new kitchen, aluminium windows and log fire, new plumbing and wiring and fully insulated. New cladding, roof updated approx four years ago and solar system for cheaper power.

Deadline Sale closes 2.00pm Tue 2 Aug 2022
View Sat 23 Jul 10.00 - 10.30am
Web pb.co.nz/AU105594

2 1 1 1

Netherby 40 Geoff Geering Drive



Open Home

Top quality - as new

This large "virtually brand new" home located in a popular new subdivision offers two spacious living areas both opening to a private deck ideal for outdoor entertaining. Three double bedrooms with the master having an ensuite and walk in robe. Loads of storage through the home along with quality fixtures and fittings.

For Sale Buyers \$780,000+
View Sat 23 Jul 10.15 - 10.45am
Web pb.co.nz/AU101551

3 2 2 2

Ashburton 54 Taits Road



Open Home

6061sqm - This is you

Handy rural lifestyle living in a very popular North-east location. An inviting 4 bedroom low maintenance Oamaru stone home with a spacious sunny warm open plan, kitchen/dining family room. Master bedroom has walk in wardrobe and updated ensuite plus further upstairs and downstairs updated bathrooms - ideal for the larger family.

Tender closes 3.00pm Fri 19 Aug 2022
View Sat 23 Jul 10.30 - 11.15am
Web pb.co.nz/AL103990

4 3 1 2

Tinwald 18 Melcombe Street



Open Home

Character & charm

A character home in a great setting and with a lot of renovation work done. Large hostess kitchen for entertaining adjacent to a formal dining space. The living area is spacious and opens out to a large deck area. Central hallway off the dining space leads to a laundry nook and main bathroom with a tiled shower, toilet and vanity.

Deadline Sale closes 4.00pm Tue 2 Aug 2022
View Sat 23 Jul 10.45 - 11.15am
Web pb.co.nz/AU104290

4 1 1

Allenton 6 Andrew Street



Open Home

The property ladder awaits

A carefully renovated home brimming with charm and offering a magnificent setting for contemporary living. Superb living spaces including a large open plan updated kitchen, dining and living spaces with natural light aplenty and heated by a compliant logfire and heat pump. Three good sized bedrooms, an updated bathroom, large separate laundry and internal access garage.

For Sale Buyers \$535,000+
View Sat 23 Jul 10.45 - 11.15am
Web pb.co.nz/AU104614

3 1 1 1

Netherby 18 Connor Place



Open Home

Here's a place with space

Spacious three bedroom home set to capture the sun all day with open plan living with diesel fire opening through to the dining and modernised kitchen. All the bedrooms have built in wardrobes, modernised bathroom and new carpet throughout. Corner section with three car garaging plus workshop space.

For Sale Buyers \$495,000+
View Sat 23 Jul 11.00 - 11.30am
Web pb.co.nz/AU102976

3 1 1 3

Ashburton 91 William Street



Open Home

Central Living and Spacious

You'll be amazed with what this Oamaru Stone home has to offer! Large open plan living and adjoining kitchen with street views, three generous bedrooms and amazing internal garaging! Two heat pumps, HRV, double glazing, storage galore, Jack and Jill bathroom plus second toilet, separate laundry, topped off with sun drenched deck off living area, raised veggie gardens, fruit trees and sheds.

Deadline Sale closes 2.00pm Wed 27 Jul 2022
View Sat 23 Jul 11.15 - 11.45am
Web pb.co.nz/AU104778

3 1 1 2+

Allenton 116A Creek Road



Open Home

Secluded and sunny

On offer here is a modern home on a private rear section on popular Creek Road. Open plan kitchen dining and family room with access to the exterior timber decking and private lawn areas. Separate lounge adjacent to the family room. Three double bedrooms with master having an ensuite and walk in robe and also access to the private deck. Good size main bathroom with bath, shower, toilet and vanity.

For Sale Buyers \$649,000+
View Sat 23 Jul 11.30 - 12.00pm
Web pb.co.nz/AU105088

3 2 2

Tinwald 92 Melcombe Street



Open Home

House on 1012sqm section

One owner since new, this 25 year old home was built ahead of its time offering three bedrooms, ensuite bathroom, spacious living areas, internal single garage and large 1012m2 section with possibility of sub-division or cleared section ready for large garaging or more. Spacious 170m2 home featuring open plan kitchen dining, separate lounge with access to covered patio and adjoining sunroom.

For Sale Buyers \$565,000+
View Sat 23 Jul 12.00 - 12.30pm
Web pb.co.nz/AU104779

3 2 1 2

Allenton 16 Buchanan Place



Open Home

Location and style

In a delightful quiet cul-de-sac, this smart and very practical two bedroom townhouse offers an exciting opportunity for a wide range of people who would enjoy the benefits of this low-maintenance property. The owners have meticulously cared for the home during their time and made many improvements. Featuring a smart updated kitchen, bathroom, separate toilet, mostly double glazed.

For Sale Buyers \$489,000+
View Sat 23 Jul 12.15 - 12.45pm
Web pb.co.nz/AU104407

2 1 2 1

Greenstreet 1071 Ashburton Staveley Road



New Listing

83.24 ha - Farming & nature in tandem

An attractive medium scale unit allowing for multiple land use options and revenue streams. Situated in the heart of Mid Canterbury close to services offering logistics flexibility for dairy support, all livestock grazing, finishing or arable production options. Natural attributes include a spring fed creek with fish and bird life, mature shelter belts and established river boundaries.

Tender closes 12.00pm Thu 18 Aug 2022
View By appointment
Web pb.co.nz/AR105846

Murray Young
027 434 0942

Chris Murdoch
027 434 2545

Greg Jopson
027 447 4382

Paul Cunneen
027 432 3382

Gemma Guild
021 901 882



Kirsty Clay
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