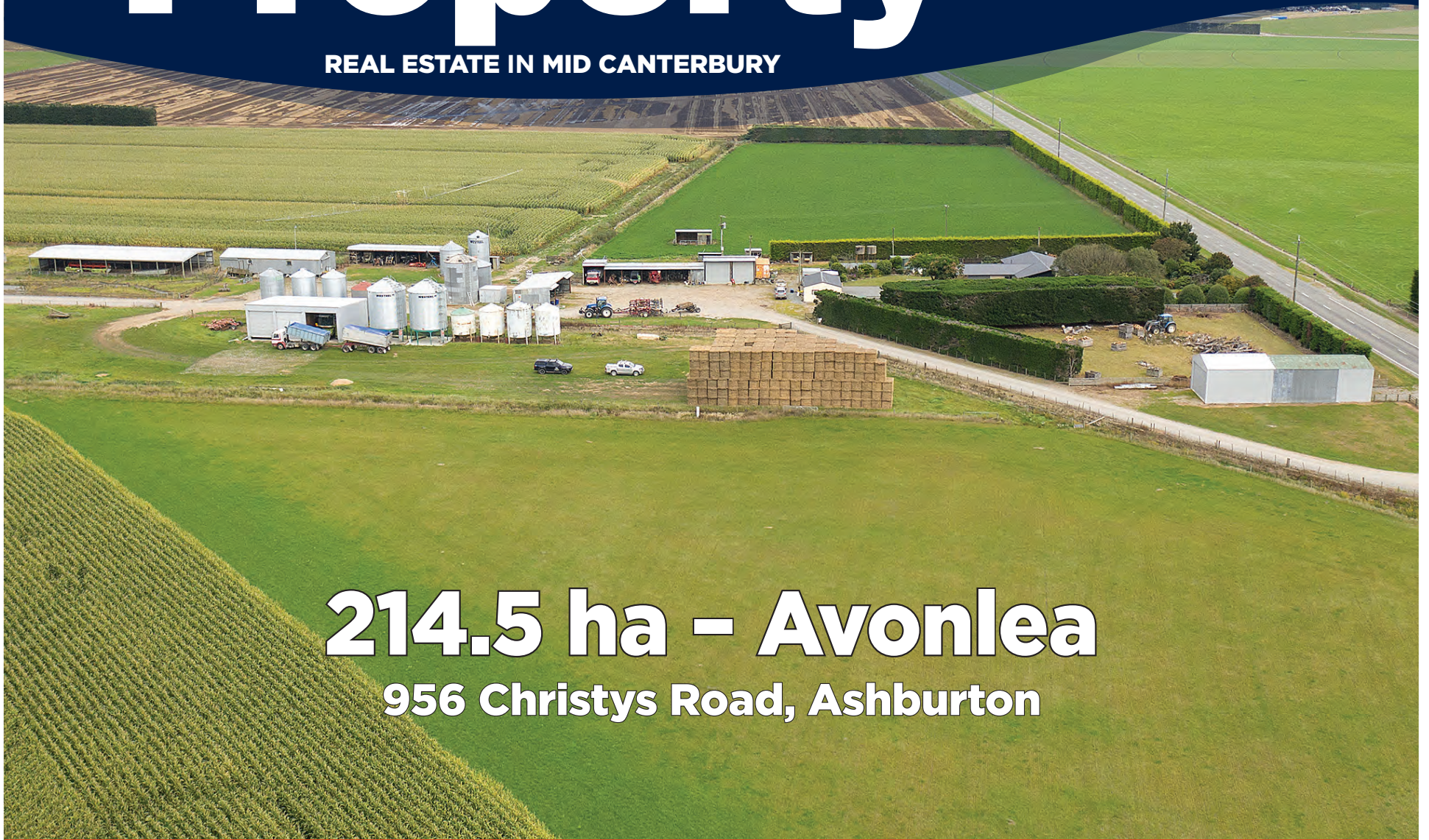


GUARDIAN Property

July 28, 2022



REAL ESTATE IN MID CANTERBURY



214.5 ha - Avonlea

956 Christys Road, Ashburton

Proudly marketed by **Property Brokers**

DETAILS **Overleaf**

This week's open homes

McLeod REAL ESTATE

SATURDAY

- 10am - 10.30am 55 Tucker Street
- 10am - 10.30am 5 Carters Terrace
- 10am - 10.30am 24 Nixon Street
- 10am - 10.30am 24A Nixon Street
- 10.30am - 11am Lots 1 & 2, 48 Murdochs Road
- 10.45am - 11.15am 22 Millichamp Street
- 10.45am - 11.15am 21 Beach Road
- 10.45am - 11.15am 206 Walnut Avenue
- 11.30am - 12 noon 9 Catherwood Avenue
- 12.15pm - 12.45pm 51 Farm Road
- 1pm - 1.30pm 73 Northpark Road

SUNDAY

- 12.15pm - 12.45pm 60 Cross Street
- 1pm - 1.30pm 22 Millichamp Street

Property Brokers

SATURDAY

- 9.30am - 10am 83B Tarbottons Road
- 10am - 10.30am 96 Grove Street
- 10.15am - 10.45am 18 Melcombe Street
- 10.30am - 11am 58 Dunford Street, Rakaia
- 10.45am - 11.15am 7 Reid Crescent
- 11am - 11.30am 31 Galbraith Street
- 11.15am - 11.45am 91 William Street
- 11.30am - 12 noon 116A Creek Road
- 11.30am - 12.15pm 44 Allen Street, Methven
- 12.15pm - 12.45pm 22 Hakatere Drive
- 12.15pm - 12.45pm 100 Chalmers Avenue
- 1pm - 1.30pm 6 Andrew Street

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CONSTRUCT

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214.5 ha – Avonlea

956 Christys Road, Ashburton

Avonlea has been an intergenerational farm acquired in 1962. In more recent years the property has been developed into an intensive irrigated arable/dairy support/lamb finishing unit. Soils have progressed with large deposits of humus from the ANZCO Wakanui beef feedlot which, combined with the irrigation, has seen record maize yields.

With proprietary seed contracts in place for both grain and pasture seeds, dairy support history and good quality improvements this farm stands out as "opportunity plus" in a keenly sought after location. Maybe a once in a lifetime opportunity in a tightly held area. Genuine vendors leave the farm in excellent heart.



Tender:

Closing Monday,
August 22 at 3pm

pb.co.nz/AR102293

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Paul Cunneen

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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 30 Jul 9.30 - 10.00am
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 30 Jul 10.00 - 10.30am
Web pb.co.nz/AU105466

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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 30 Jul 10.15 - 10.45am
Web pb.co.nz/AU104290

🏠 4 🚗 1 🏠 1

Allenton 7 Reid Crescent



Open Home

Vendors have purchased- Action required!

A popular neighbourhood and the enduring beauty of character are just some of the alluring features on offer at this four-bedroom bungalow which will captivate the hearts of families looking for a home they can grow into. The open plan kitchen, dining and living area is generously proportioned, and has direct outdoor access to a private and sunny patio area perfect for alfresco entertaining.

For Sale \$585,000
View Sat 30 Jul 10.45 - 11.15am
Web pb.co.nz/AU102530

🏠 4 🚗 2 🏠 2

Allenton 31 Galbraith Street



Open Home

Neat and tidy

This property has great attributes. Solid red brick home with wooden joinery. Three bedrooms with wardrobes and servicing these an updated bathroom with shower, bath and vanity. The main living area is sunny and spacious and is open with the kitchen which has also been updated. The separate roomy laundry also incorporates the toilet. Well insulated in the ceiling and underfloor.

For Sale Buyers \$468,000+
View Sat 30 Jul 11.00 - 11.30am
Web pb.co.nz/AU103831

🏠 3 🚗 1 🛏 1 🏠 2+

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 30 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.

For Sale Buyers \$649,000+
View Sat 30 Jul 11.30 - 12.00pm
Web pb.co.nz/AU105088

🏠 3 🚗 2 🏠 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 30 Jul 12.15 - 12.45pm
Web pb.co.nz/AU105594

🏠 2 🚗 1 🛏 1 🏠 1

Hampstead 100 Chalmers Avenue



Open Home

As good as new

This beautiful character home has basically been rebuilt from the ground up including new piles, flooring, Linea cladding, double glazing, new insulation in the ceiling, walls and underfloor, vapour barrier and a new roof. Three double sized bedrooms with awesome storage are serviced by a generous sized bathroom with bath, shower, vanity, toilet and two heated towel rails.

For Sale Buyers \$639,000+
View Sat 30 Jul 12.15 - 12.45pm
Web pb.co.nz/AU106265

🏠 3 🚗 1 🏠 2

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 30 Jul 1.00 - 1.30pm
Web pb.co.nz/AU104614

🏠 3 🚗 1 🛏 1 🏠 1

Rakaia 58 Dunford Street



Open Home

Potential plus-first home-investment

A character home with good bones that will appeal as the perfect first home or renovation project. Immense potential, located in the heart of Rakaia township, a few minutes walk from all amenities including Primary School. Situated on a large 1014 sqm section with potential for future subdivision. Built in the 1920's with new roof/spouting (2012) and structurally sound.

For Sale Buyers \$389,000+
View Sat 30 Jul 10.30 - 11.00am
Web pb.co.nz/AL106308

🏠 3 🚗 1 🛏 1 🏠 2

Methven 44 Allen Street



Open Home

Alpenhorn Chalet - home + income options

Looking for a home, home + income or both in one of Canterbury's fastest growing tourism hotspots then this property maybe the one for you! The original 1920's villa has been extended into a functional and character lodge that can sleep up to 14 guests. There are a total of five bedrooms downstairs serviced by 3 bathrooms (one of which has wheelchair access).

Deadline Sale closes 12.00pm Thu 25 Aug 2022
View Sat 30 Jul 11.30 - 12.15pm
Web pb.co.nz/AL104746

🏠 6 🚗 4 🛏 2

Ashburton 956 Christys Road



214.52 ha - "Avonlea"

Avonlea has been an intergenerational farm acquired in 1962. In more recent years the property has been developed into an intensive irrigated arable/dairy support/lamb finishing unit. Soils have progressed with large deposits of humus from the ANZCO Wakanui beef feedlot which combined with the irrigation has seen record maize yields.

With proprietary seed contracts in place for both grain and pasture seeds, dairy support history and good quality improvements this farm stands out as "opportunity plus" in a keenly sought after location. Maybe a once in a lifetime opportunity in a tightly held area.

🏠 3 🚗 2 🏠 2

Tender closes 3.00pm, Mon 22nd Aug, 2022 (unless sold prior), Property Brokers Ashburton
View By appointment
Web pb.co.nz/AR102293

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
027 308 7557

Mel Perriton
022 175 0780

Karen McRae
027 436 4146

Leah Harrison
027 737 2489

Hamish Niles
027 435 6265

Paddy Strange
027 491 5259

Robert Harnett
027 432 3562



Storm clean-up

What a couple of weeks it has been with the wild and wet weather! Now is the time to book your tradies in to help with the clean-up.

With fallen trees, over-flowing gutters and fences being blown over not only is it essential to get this damage fixed, but here are some handy hints to prevent further damage:

GUTTERS – Keeping your gutters on your home clear of debris, this will help prevent overflowing water and potential damage to your spouting. Cleaning out should be done a couple of times a year and it is also a good chance to check any damage and the support brackets.

FENCING – Check that any boards and palings aren't split or rotten as this can cause weakness and increases the possibility of your fence being blown over. Make sure the uprights, either wood or metal are well secured. Replace any bent or rusted nails and bolts. Regular upkeep to the paint or stain will increase the longevity of the materials.



Trees take a hammering in storms and if any trees are sick or dead they create a greater danger as their root structure has more likely been weakened, making them more vulnerable to toppling.

Storms end up depositing all sorts of rubbish over a property and for safety's sake it pays to clear away any debris as soon as possible.

OUTDOOR FURNITURE AND TRAMPOLINES: See if you can place your outdoor furniture in your garage or shed. If you don't have the space invest in some quality straps to tie them down securely. The safety nets on the trampoline should be taken off and the trampoline laid on its side or upside down and secured to a fence or washing line with straps. Sail shades and umbrellas should be taken down and stored until the summer.

TREES: Fallen branches and trees can cause major damage so keeping them trimmed of loose branches and keep an eye on the health of the tree. Any dead or dying trees should be removed as they no longer have a secure root system to keep them in place.

INSURANCE: Most home insurance policies will cover damage to property, vehicles and belongings. Be sure to check your policy before the next storm. Most importantly keep up-to-date with any warnings and stay safe.

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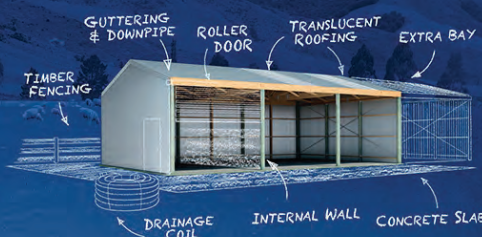


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NEW LISTING/OPEN HOME



Come Take A Look!

60 Cross Street, ALLENTON
 Enough room for everyone and a fabulous location. Modern kitchen with a new plumbed in fridge. Great family size lounge with log burner. Three double bedrooms, master bedroom has en suite.
 An office currently being used as a single bedroom, two bathrooms, three toilets and a rumpus room as an extra living area.
 This family home has an inground swimming pool with barbecue area, the pool is well maintained by the vendors. Single car garage.



The family have loved this home not only for the size but also the location. Close to Allenton schools and shops. Come view and see for yourself.

 **Offers Over:** \$675,000 **Web ID** AUW3374655
View: Sunday, 12.15pm - 12.45pm

OPEN HOME



One Not To Miss!

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

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

OPEN HOME



One Not To Miss!

22 Millichamp Street, TINWALD
 Large four bedroom family home, open plan living area with bi-fold doors opening to a family size deck. Separate lounge with heat pump, includes a TV unit and book shelf. Kitchen area designed to entertain includes a wine fridge and mounted TV, walk-in pantry, gas hob and double oven Three heat pumps plus solar panels for hot water. A must view.

By Negotiation **Web ID** AUT3356786
Viewing: Saturday, 10.45am - 11.15am
 Sunday, 1pm - 1.30pm

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



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



Simply Sensational

51 Farm Road, ALLENTON
 This absolutely beautiful home is available now for the discerning purchaser! Situated in the heart of Allenton this four bedroom and three bathroom family sized dwelling will ensure the whole family is comfortable. All this plus a stunning kitchen, ample storage throughout and private gardens.

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

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



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




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



Lifestyle Living Close to Town

73 Northpark Road, ASHBURTON
 Four double bedrooms, master with ensuite and WIR, plus an office. Open plan kitchen, dining/living room, separate lounge. Walk-through laundry from the garage with ample storage. A beautiful setting for the family to move to the country. Clad in Oamaru stone, this quality home sits on 1ha in a great location. Double garage with internal access plus an additional double garage. View to see all the wonderful features!

Price: \$978,000 **Web ID** ALE3296860
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

AGENT ON SITE




Where Town Meets Country

Lots 1 & 2, 48 Murdochs Road, ASHBURTON
 Two subdivided fenced sections, Lot 1 approx. 4025m2 and Lot 2 approx. 4273m2 in a popular sheltered setting with country outlook. Town water, power and fibre supplied to each section. Front section with own well and plantings on two boundaries. Lot 1 access off Murdochs Road, Lot 2 with driveway formed.

Price: Lot 1-offers over \$310,000, Lot 2-offers over \$285,000 **Web ID** ALE3379183 & ALE3379217
View: Saturday, 10.30am - 11am

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