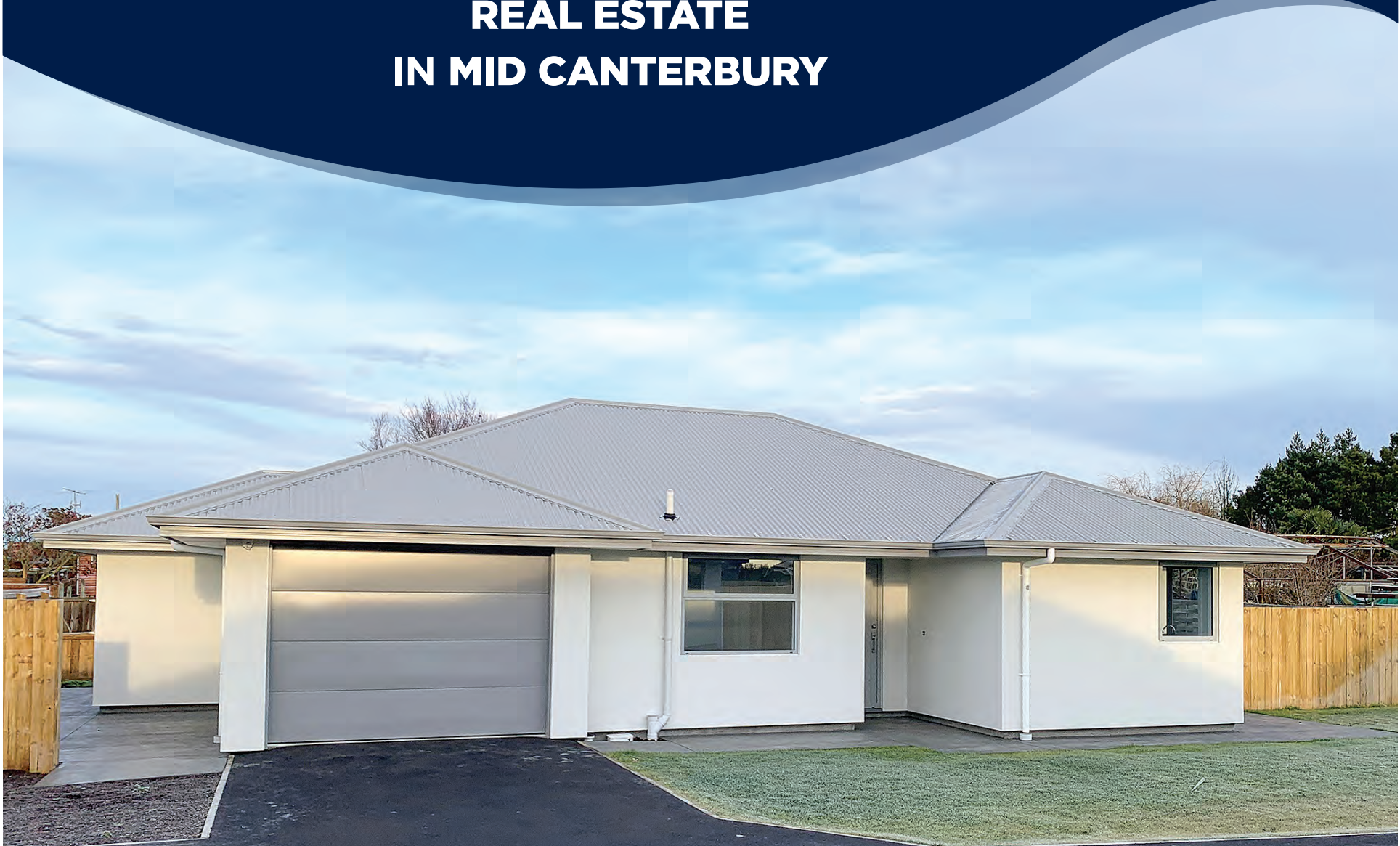


July 7, 2022



GUARDIAN Property

REAL ESTATE
IN MID CANTERBURY



Ready for you to move in!

118A Allens Road, Allenton

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DETAILS **Overleaf**



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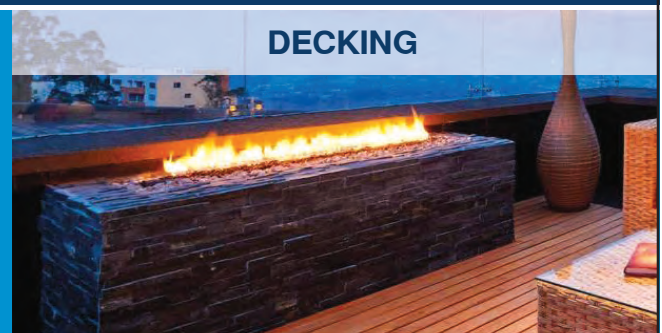


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Ready for you to move in!

118A Allens Road, Allenton

This brand new three-bedroom, two-bathroom spec home with an open-plan kitchen, dining, and living is hard to beat!

Three double-sized bedrooms all with plenty of storage, the main having an

ensuite with a tiled shower along with a vanity and toilet.

Not only is it in the perfect location in Allenton, close to the Allenton Shopping Centre, schools, kindergartens and Argyle Park. It's

also built for the all-day sun! With an internal access single garage there is plenty of storage!

All fencing, paths, and lawns are included in the sale price. All you have to do is move in and relax.



Enquiries over \$599,000

Mark Williams – Licensed Agent
027 442 2281 | mark@fnash.co.nz



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*** Terms, conditions and lending criteria apply

<p>OPEN HOME 11.30am - 12 noon</p>  <p>1 Michael Street, Rakaia</p> <ul style="list-style-type: none"> • Spacious master bedroom with ensuite, two double bedrooms plus office/ fourth bedroom • Two separate living areas • West side location, corner section • Attached double garage with internal access, plus separate standalone double garage. <p>Enquiries Over \$795,000</p>  <p>Roberta Counsell 027 228 7843</p>	<p>OPEN HOME 11.30am - 12 noon</p>  <p>135 Walnut Avenue, Ashburton</p> <ul style="list-style-type: none"> • Solid as a rock • Large open plan kitchen, dining, lounge • Renovated bathroom • Good double garage with auto doors and work bench <p>Enquiries Over \$480,000</p>  <p>Craig Philip 027 952 8722</p>	<p>OPEN HOME 10am - 10.30am</p>  <p>8 Normanby Street, Rakaia</p> <ul style="list-style-type: none"> • 3 bedrooms • Log burner • 515sqm, low maintenance section • Single garage <p>Enquiries Over \$420,000</p>  <p>Roberta Counsell 027 228 7843</p>	<p>OPEN HOME 11am - 11.30am</p>  <p>6 Lane Street, Allenton</p> <ul style="list-style-type: none"> • Three double bedrooms • Updated heatpump and pellet fire • Generous living area opening to a conservatory. • Double garage <p>Enquiries Over \$520,000</p>  <p>Debbie Boon 027 448 4006</p>								
<p>OPEN HOME 12.15pm - 12.45pm</p>  <p>3 Bowen Street, Rakaia</p> <ul style="list-style-type: none"> • 3 double bedrooms • Beautiful rimu throughout • Logburner and 2 heatpumps • Established 1012sqm section located on the west side of Rakaia <p>Enquiries Over \$545,000</p>  <p>Roberta Counsell 027 228 7843</p>	<p>OPEN HOME 10.45am - 11.15am</p>  <p>85 Bowen Street, Rakaia</p> <ul style="list-style-type: none"> • Spacious open plan living, with heat pump and log burner • Master bedroom with ensuite, plus two more double sized bedrooms • 1012sqm section with plenty of off-street parking • Glasshouse and woodshed <p>Enquiries Over \$700,000</p>  <p>Roberta Counsell 027 228 7843</p>	<p>OPEN HOME 10.45am - 11.15am</p>  <p>48B Elizabeth Street, Allenton</p> <ul style="list-style-type: none"> • Great Location • Good sized well fenced yard • Three double bedroom and good sized living area • Tenant of 9 years, reliable and keen to stay <p>Enquiries Over \$355,000</p>  <p>Craig Philip 027 952 8722</p>	<p>OPEN HOME 10.45am - 11.15am</p>  <p>31 Tarbottons Road, Tinwald</p> <ul style="list-style-type: none"> • Two separate toilets • Four good sized bedrooms • Underfloor heating in living areas • Eco friendly log burner <p>Enquiries Over \$599,000</p>  <p>Mark Williams 027 442 2281</p>								
 <p>118A Allens Road, Ashburton</p> <ul style="list-style-type: none"> • Brand new and just for you in this new subdivision! • Three bedrooms • Ensuite off the master • Single garage with internal access <p>Enquiries Over \$599,000</p>  <p>Mark Williams 027 442 2281</p>	 <p>8 Carters Road, Allenton</p> <ul style="list-style-type: none"> • Three spacious bedrooms • Double garage with internal access • Ensuite with tiled shower • 157.5sqm home on a 450sqm section <p>Enquiries Over \$669,000</p>  <p>Mark Williams 027 442 2281</p>	 <p>9/369 Wrens Road, Rangitata Huts</p> <ul style="list-style-type: none"> • Three bedrooms • Great living, family bathroom/ laundry • Two fabulous outdoor areas • Excellent sheds to store the toys and tools <p>Enquiries Over \$200,000</p>  <p>Debbie Boon 027 448 4006</p>	 <p>26 Rolleston Street, Rakaia</p> <ul style="list-style-type: none"> • Two spacious bedrooms • Heatpump and log burner • 1012sqm section with subdivision potential • West side location close to town facilities <p>Enquiries Over \$480,000</p>  <p>Roberta Counsell 027 228 7843</p>								
 <div style="text-align: right;">  <p>firstnational REAL ESTATE Ashburton</p> <p>Relax While We Manage Your Real Estate Plans</p> <p>03 307 4222 326 East Street, Ashburton</p> </div> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>Riley Claydon-Wade Team Administrator 03 307 4222</td> <td>Roberta Counsell Sales Consultant 027 228 7843</td> <td>Debbie Boon Sales Consultant 027 448 4006</td> <td>Mark Williams Licensed Agent 027 442 2281</td> <td>Craig Philip Sales Consultant 027 952 8722</td> <td>Cameron Miller Rural Consultant/Auctioneer 027 490 0066</td> </tr> </table> <p style="text-align: right; font-size: small;">SBW Developments LTD licensed under the REAA 2008</p>						Riley Claydon-Wade Team Administrator 03 307 4222	Roberta Counsell Sales Consultant 027 228 7843	Debbie Boon Sales Consultant 027 448 4006	Mark Williams Licensed Agent 027 442 2281	Craig Philip Sales Consultant 027 952 8722	Cameron Miller Rural Consultant/Auctioneer 027 490 0066
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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 Thu 7 Jul 5.00 - 5.30pm
Sat 9 Jul 10.45 - 11.15am
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 9 Jul 9.45 - 10.15am
Web pb.co.nz/AU95833

4 2 2 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 9 Jul 10.00 - 10.30am
Web pb.co.nz/AU104614

3 1 1 1

Tinwald 2 Braam Lane



Open Home

Modern and sun drenched

This four bedroom home is sure to impress! Sun drenched living areas, great size bedrooms, large central log fire, plus heat pump, keeps it warm and toasty and excellent indoor outdoor living with west facing deck overlooking easy care gardens. Quietly tucked away, it's fully fenced with off street parking, garden sheds and utility area for tinkering, there's even parking for the caravan!

For Sale Buyers \$685,000+
View Sat 9 Jul 10.00 - 10.30am
Web pb.co.nz/AU83446

4 2 2 2

Hampstead 6 Willow Street



Open Home

Warm and welcoming on Willow

This well presented, modern three bedroom home situated close to town is a first home buyer's dream. Three double bedrooms, insulated ceiling and walls and double glazed on an easy care, low maintenance section with an almost double garage, workshop, two 3x3 garden sheds and plenty of off street parking. What more could you want?

For Sale Buyers \$479,000+
View Sat 9 Jul 10.00 - 10.30am
Web pb.co.nz/AU102229

3 1 1 2

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 9 Jul 10.00 - 10.30am
Web pb.co.nz/AU102976

3 1 1 3

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 9 Jul 10.30 - 11.00am
Web pb.co.nz/AU103831

3 1 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.

For Sale Buyers \$489,000+
View Sat 9 Jul 10.45 - 11.15am
Web pb.co.nz/AU104767

2 1 2 1

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 \$585,000+
View Sat 9 Jul 10.45 - 11.15am
Web pb.co.nz/AU104779

3 2 1 2

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 9 Jul 10.45 - 11.15am
Web pb.co.nz/AU101551

3 2 2 2

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 9 Jul 11.30 - 12.00pm
Web pb.co.nz/AU102530

4 2 2

Tinwald 11 Millichamp Street



Open Home

Amazing opportunity here

Three bedrooms, double glazed, gas hot water, floor heat pump, HRV, updated kitchen and bathroom, two toilets, large double garage, garden sheds and great size back yard with easy care gardens on quiet Tinwald street - the list goes on! Seize the moment and view this property today as opportunities don't come around like this very often.

For Sale Buyers \$420,000+
View Sat 9 Jul 11.30 - 12.00pm
Web pb.co.nz/AU104766

3 1 2

Lake Hood 4 Trent Place



Open Home

Lake lifestyle awaits

If it's your dream to live on the canal at Lake Hood, enjoy gorgeous sunrises and sunsets, your journey can begin right here. This home has been tastefully redecorated inside and out to maximise the contemporary Lake Hood lifestyle. The heart of the home is the entertainer's kitchen with stone bench top, butler's pantry and quality appliances.

For Sale Buyers \$989,000+
View Sat 9 Jul 1.00 - 1.30pm
Web pb.co.nz/AU105370

4 3 2 2

Tinwald 9 Cawton Grove



Desirable location

Cawton Grove is a prestigious residential subdivision located on Tarbottons Road on the west side of Tinwald just a short drive into the town centre. Available now to build is this titled 1442sqm rear section set amongst quality homes which are already established. Fantastic location with a superb golf course within walking distance, shopping centre, Domain and Lake Hood all nearby.

For Sale Buyers \$250,000+
View By appointment
Web pb.co.nz/AU105091

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 027 432 6265	Paddy Strange 027 491 5259	Robert Harnett 027 432 3562

NEW LISTING/OPEN HOME



Simply Stunning

22 Millichamp Street, TINWALD

Tucked away at the end of Millichamp Street sits this large four bedroom family home. Open plan spacious living area, double doors opening to a family size deck for the summer months, perfect for entertaining family and friends. Separate lounge with a TV unit and book shelf included. The kitchen area was designed to entertain with a small bar fridge and TV mounted for easy watching, walk-in pantry, gas hob for cooking and ample bench space. Three heat pumps plus solar panels for hot water heating.



Four spacious double bedrooms all with storage. A sizable master bedroom with en suite and WIR. Two bathrooms, a laundry in the double car garage with internal access. Easy care gardens with irrigation system plus large storage shed out back. A must view.

4 bedrooms, 2 bathrooms, 2 car garage

Deadline Sale: Closing 4pm on Wednesday, July 27 (unless sold prior) **Web ID** AUT3356786
View: Saturday, 1pm - 1.30pm

NEW LISTING



Worth the Wait

123 Albert Street, NETHERBY

This fabulous 4012m² section is patiently waiting for its lucky new owners. Positioned perfectly with street frontage this section has all the services to the boundary. These services not only include town sewer and water supply, but also fibre ensuring everyone in the family is kept happy. There are substantial plantings offering privacy from the road and a great start for the keen gardener. On the town boundary and located close to the



Netherby Shopping Centre and right next door to the Ashburton Christian School, this land is waiting for someone to build their ultimate dream home. Act now to avoid disappointment!

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

OPEN HOME



One Not To Miss

5 Carters Terrace, TINWALD

The vendors have completed this home and are now ready to sell. Don't miss this lovely three bedroom home complete with modern kitchen and you can enjoy the open plan living area with the comfort of a log burner and heat pump to keep you warm. There are two bathrooms, each have toilets and a separate stylish laundry. Enjoy the sunny conservatory with doors opening to a lovely sunny deck area out front. Easy care gardens and a large family size deck



area out back to entertain. Good size back yard with garden planters boxes and a beautiful large shade tree. Brand new single car garage with off-street parking. The complete package is here on Carters Terrace.

3 bedrooms, 2 bathrooms, 1 car garage

By Negotiation
View: Saturday, 10.45am - 11.15am **Web ID** AUT3302079

OPEN HOME



Cute As Can Be!

6 James Street, HINDS

This cute little oasis is looking for new owners. Enjoy the sun drenched verandah overlooking a 1,012m² landscaped, easy care section. This size gives you options to landscape further. One separate room to the right with a sunny kitchen/dining room with doors opening onto the verandah to catch the evening sun. There is another separate room which is the bathroom with bath, toilet, vanity and hot water cylinder. Then there is a separate room which is the



bedroom/living room, with double doors opening to the verandah which captures the morning sun. Black water holding tank and grey water system. Close to the mountains and local rivers for fishing, this could be the perfect location for all your hobbies. Don't delay this wee beauty could be yours.

1 bedroom, 1 bathroom
Price: \$260,000 **Web ID** HU3313859
View: Saturday, 1pm - 1.30pm

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, 11.30am - 12 noon



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!

Offers Over: \$980,000 **Web ID** ALE3296860



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

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Options are Endless

79 Chertsey Line Road, CHERTSEY

Currently used as a residence this property provides endless options. The current zoning of Business A permits many uses from retail, hospitality, community, residential and commercial activities including visitor accommodation. This two storey building provides up to eight upstairs bedrooms and large bar and lounge downstairs. One 2464m² title with spacious grounds, swimming pool and storage sheds.

Price \$550,000 **Web ID** CU3029266



SOLD

Private Allenton Townhouse

88A Alford Forest Road, ALLENTON

Lovely three bedroom home with everything you need for easy, comfortable living. Open plan living allows for entertaining with an indoor/outdoor flow through large sliding doors out on to the sunny private patio. Three double bedrooms with the convenience of two bathrooms and separate toilet. Your home will be lovely and warm with the heat pump and double glazing. Double car garage with internal access plus an extra parking space.



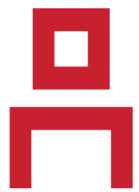
ANTI-MONEY LAUNDERING

Proving your identity when buying or selling a house

From 1 January 2019, real estate agents are required to verify the identity of their vendors in accordance with Anti-Money Laundering legislation. In some situations, real estate agents will also be required to verify the identity of purchasers. If your real estate agent cannot verify your identity in line with the legislation, they will not be able to act for you.

Identity verification can take days and sometimes weeks if a Trust or company is involved, or where parties reside overseas.

The below gives an indication of some of the documents your real estate agent may ask you to present in person or as a certified document as part of this process:



Individuals:

Passport, NZ Firearms Licence or NZ Drivers Licence with another document such as a bank statement or statement issued by a Government agency. You will also need to provide a document with your residential address (for example, a utility bill).



Trusts:

The Trust Deed and, for all trustees and settlors, the information required for individuals as noted above, together with information regarding the Trust's source of funds or wealth. Additional information may also be required for beneficiaries and appointers.



Companies:

Details of the company, together with the information for individuals noted above for every individual with more than a 25% shareholding, all individuals with effective control of the company and all individuals acting on behalf of the company. Information regarding source of funds or wealth may also be required.

Note: The above list is not exhaustive and is indicative only. Your real estate agent will assist you with the specific requirements in relation to your situation.

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Check it out



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GUARDIAN Property

Open homes in Mid and South Canterbury



SATURDAY

10am - 10.30am 8 Normanby Street, Rakaia
 10.30am - 11am 31 Tarbottons Road
 10.45am - 11.15am 85 Bowen Street, Rakaia
 10.45am - 11.15am 48B Elizabeth Street
 11am - 11.30am 6 Lane Street
 11.30am - 12 noon .. 1 Michael Street, Rakaia
 11.30am - 12 noon 135 Walnut Avenue
 12.15am - 12.45am .. 3 Bowen Street, Rakaia



SATURDAY

10am - 10.30am 55 Tucker Street
 10.45am - 11.15am 5 Carters Terrace
 11.30am - 12 noon 141 Harland Street
 1pm - 1.30pm 22 Millichamp Street
 1pm - 1.30pm 6 James Street, Hinds



THURSDAY

5pm - 5.30pm 13 Geoff Geering Drive

SATURDAY

9.45am - 10.15am 83B Tarbottons Road
 10am - 10.30am 6 Andrew Street
 10am - 10.30am 2 Braam Lane
 10am - 10.30am 6 Willow Street
 10am - 10.30am 18 Connor Place
 10.30am - 11am 31 Galbraith Street
 10.45am - 11.15am 13 Geoff Geering Drive
 10.45am - 11.15am 16 Buchanan Place
 10.45am - 11.15am 92 Melcombe Street
 10.45am - 11.15am ... 40 Geoff Geering Drive
 11.30am - 12 noon 7 Reid Crescent
 11.30am - 12 noon 11 Millichamp Street
 1pm - 1.30pm 4 Trent Place, Lake Hood

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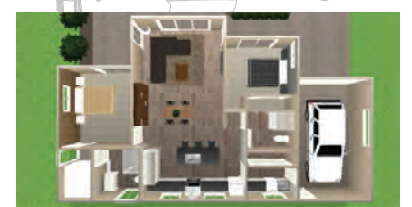


Let's start the conversation, call 03 307 8980 or visit our Design Centre at 455 West Street, Ashburton or visit smithandsonsashburton.co.nz



Do you have lots of ideas but are not sure where to start?

Joseph Builders can help you turn your big or small ideas into reality with our design and build service. Contact us today Let us show you how straight forward it can be.



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