

GUARDIAN Property

REAL ESTATE IN MID CANTERBURY

August 11, 2022



Everything you could want

34 Nixon Street, Tinwald

Proudly marketed by **Property Brokers**

DETAILS **Overleaf**

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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
10.45am - 11.15am 9 Catherwood Avenue
10.45am - 11.15am 206 Walnut Avenue
11.30am - 12 noon 22 Millichamp Street
12.15pm - 12.45pm 79 Chertsey Line Road
1pm - 1.30pm 62 Lake Hood Drive

SUNDAY

12.15pm - 12.45pm 60 Cross Street

Property Brokers^B

SATURDAY

10am - 10.30am 58 Dunford Street, Rakaia
10am - 10.30am 18 Melcombe Street
10am - 10.30am 40 Geoff Geering Drive
10.30am - 11am 44 Allen Street, Methven
10.30am - 11am 34 Nixon Street
10.45am - 11.15am 175 South Street
10.45am - 11.15am 71 Racecourse Road
11.15am - 11.45am 2 Braam Lane
11.30am - 12 noon 116A Creek Road
11.45am - 12.15pm 49 Hakatere Drive
12.15pm - 12.45pm 22 Hakatere Drive
1.30pm - 2pm 92 Melcombe Street

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Everything you could want

34 Nixon Street, Tinwald

From the minute you walk in you'll feel at home in this three bedroom property. It's light and bright, has great flow between living spaces and it's warm featuring compliant log fire and two heat pumps for convenience. Spacious west facing lounge, adjoining dining area with updated kitchen with plenty of storage. Great size bedrooms,

updated bathroom with bath and wet room shower plus separate toilet and laundry facilities. Double garage with internal access and fully fenced offering security for the kids and pets, but also enables it to be privately tucked away, enjoying your own oasis with beautiful gardens and patio. A hidden gem.



Offers Over:
\$529,000

Open Home:
Saturday, 10.30am - 11am

pb.co.nz/AU104637

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LICENSED UNDER THE REAL
ESTATE AGENTS ACT 2008



Kirsty Clay

027 308 7557 | 03 307 9199
kirsty.clay@pb.co.nz

Property Brokers

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RENOVATIONS & EXTENSIONS

Member

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 13 Aug 10.00 - 10.30am
Web pb.co.nz/AL106308

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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.

For Sale By Negotiation
View Sat 13 Aug 10.00 - 10.30am
Web pb.co.nz/AU104290

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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 throughout the home along with quality fixtures and fittings.

For Sale Buyers \$748,000+
View Sat 13 Aug 10.00 - 10.30am
Web pb.co.nz/AU101551

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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 13 Aug 10.30 - 11.00am
Web pb.co.nz/AL104746

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Tinwald 34 Nixon Street



Open Home

Everything you could want

From the minute you walk in you'll feel at home in this three bedroom property. It's light and bright, has great flow between living spaces and it's warm featuring compliant log fire and two heat pumps for convenience. Spacious west facing lounge, adjoining dining area with updated kitchen with plenty of storage.

For Sale Buyers \$529,000+
View Sat 13 Aug 10.30 - 11.00am
Web pb.co.nz/AU104637

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Hampstead 175 South Street



Open Home

Sunny living

This gorgeous sunny home is ready to be moved into. You'll love the spaciousness of the well appointed kitchen and dining area as well as the lounge with its high cathedral ceilings - it's an inviting space with access to one outdoor area and the other is via the dining area. Situated well for the sun, you'll love sitting in the natural light and with the heat pump and HRV you'll feel warm.

For Sale Buyers \$495,000+
View Sat 13 Aug 10.45 - 11.15am
Web pb.co.nz/AU96611

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Allenton 71 Racecourse Road



Open Home

Brand new and yours

All you would expect from a modern, new build. Brick and oblique vertical weatherboards, double glazing and coloursteel roofing. Entry is into a lobby with living to one side. Internal kitchen with a scullery is open to the spacious dining and living area with access to a patio area. An additional separate lounge also has an outside area.

For Sale \$875,000
View Sat 13 Aug 10.45 - 11.15am
Web pb.co.nz/AU91081

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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 13 Aug 11.15 - 11.45am
Web pb.co.nz/AU83446

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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 13 Aug 11.30 - 12.00pm
Web pb.co.nz/AU105088

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Ashburton 49 Hakatere Drive



Open Home

Breathe the fresh air

And with a hint of an ocean view. Situated on the upper level of Bachs on the banks of the Ashburton River and Hakatere Beach. Popular for fishing, whitebaiting and general relaxation. This two bedroom Bach has a great living space, made even better with the addition of a modern conservatory a few years ago.

For Sale Buyers \$215,000+
View Sat 13 Aug 11.45 - 12.15pm
Web pb.co.nz/AU106472

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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.

For Sale Buyers \$368,000+
View Sat 13 Aug 12.15 - 12.45pm
Web pb.co.nz/AU105594

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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 13 Aug 1.30 - 2.00pm
Web pb.co.nz/AU104779

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Netherby 46 Brucefield Avenue



Low maintenance - handy location

Tidy three bedroom home virtually opposite the Netherby School. The current tenants have been there several years and are keen to stay. Sunny open plan living area, small easy care section and with a single sized garage currently being used as a hobbies room (no garage door). Just the place for your first home or investment here!

For Sale Buyers \$368,000+
View By appointment
Web pb.co.nz/AU102626

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Ashburton 112D Smithfield Road



New Listing

Lifestyle opportunity not to be missed!

Located at the end of a private laneway off Smithfield Road, this lifestyle section is ready for your dream home to be built. This is the last bare section in this quality subdivision, all other sections have been developed to a high standard.

- 5130sqm section plus shared laneway (2505sqm)
- Sealed access driveway and character fencing
- Power and fibre at boundary

For Sale Buyers \$360,000+
View By appointment
Web pb.co.nz/AL106388

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



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



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.

Offers Over: \$310,000 **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, off-street parking.

Offers Over: \$350,000 **Web ID** AUT3360992
View: Saturday, 10am - 10.30am

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.

By Negotiation **Web ID** AUE3370881
Viewing: 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, 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.

Offers Over: \$870,000 **Web ID** AUT3356786
Viewing: Saturday, 11.30am - 12 noon

OPEN HOME



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
View: Saturday, 12.15pm - 12.45pm

OPEN HOME



Spectacular Views

62 Lake Hood Drive, HUNTINGDON
Are you looking for a lifestyle property for your family? This 9,480m² property offers space inside and out with a four-bay shed with power, two bays enclosed, ample room to use as a workshop and storage and several paddocks. The home offers open living, large log burner or heat pump, separate lounge and family size deck. Four bedrooms, all with built-in wardrobes, master with en suite. Double car garage with laundry area.

By Negotiation **Web ID** ALE3382672
View: Saturday, 1pm - 1.30pm

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. Single car garage.

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

Brand New and Coming Soon



19A Baker Street, ALLENTON
Tucked away in a private rear section, this home will be brand new. Three bedrooms, two bathrooms, master with en suite and WIR. Open plan kitchen, dining and living areas perfectly positioned for the sun and heated with a heat pump. There is a separate laundry as you walk through to the double garage. The property will be easy care with room for off-street parking.

Offers Over: \$675,000 **Web ID** AUW3376570

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

Cute As Can Be!



6 James Street, HINDS
This cute little oasis is looking for new owners. A 1012m² landscaped and easy care section, this size gives you options to landscape further. Two separate rooms each with verandah and a separate bathroom. There is a black water holding tank and a grey water system. Don't delay this wee beauty could be yours.

Price: \$239,000 **Web ID** HU3313859

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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.

By Negotiation **Web ID** ALE3360894

TENDER



Diversified Investment

75 Harrison Street, ALLENTON
Fantastic investment opportunity containing five separate tenancies with a mix of retail businesses. A prosperous Allenton suburban shopping area surrounded by an ever growing residential suburb. This investment is a great opportunity for entry level commercial property investment.

Tender: Closing 4pm, August 25, 2022
Web ID ACS3366280



Clark McLeod 027 432 2194 CONSULTANT / VALUER	Dulcie Ellis 027 629 3260 CONSULTANT	Sarah Grieve 027 308 4461 CONSULTANT	Mark Lemon 027 339 6665 CONSULTANT / VALUER	Susie McLeod 021 668 783 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
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