

# GUARDIAN Property

August 4, 2022



REAL ESTATE IN MID CANTERBURY



## Simply Sensational 51 Farm Road, Allenton

Proudly marketed by **McLeod Real Estate**

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 ..... 22 Millichamp Street  
 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 ..... 51 Farm Road  
 1pm - 1.30pm ..... 62 Lake Hood Drive

#### SUNDAY

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

**Property Brokers**

#### SATURDAY

10am - 10.30am ..... 91 William Street  
 10am - 10.30am ..... 18 Melcombe Street  
 10am - 10.30am ..... 58 Dunford Street, Rakaia  
 10.30am - 11am ..... 54 Taits Road  
 10.30am - 11am ..... 40 Geoff Geering Drive  
 10.45am - 11.15am ..... 2 Braam Lane  
 10.45am - 11.15am ..... 31 Galbraith Street  
 11.15am - 12 noon ..... 44 Allen Street, Methven  
 11.30am - 12 noon ..... 92 Melcombe Street  
 11.30am - 12 noon ..... 71 Racecourse Road  
 12.45pm - 1.15pm ..... 22 Hakatere Drive

#### SUNDAY

10.30am - 11am ..... 96 Grove Street  
 11.15am - 11.45am ..... 175 South Street  
 12 noon - 12.30pm ..... 100 Chalmers Avenue  
 12.45pm - 1.15pm ..... 163 Harrison Street



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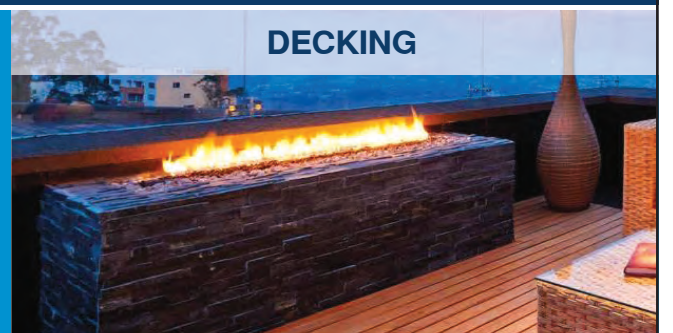


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# OPEN HOME



## Simply Sensational

### 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. An open plan kitchen, dining and living room accompanied by a separate generously sized lounge set this property apart from the others. The luxurious kitchen complete with stone benchtops, a

dish drawer plus a full-sized dishwasher as well as a pantry and numerous glazed cabinets 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 and gardens. Complete with a large separate laundry, double garage and ample storage throughout you will want for nothing as the owner of the fabulous property.



4



3



2

**By Negotiation**

**Viewing:**

Saturday, August 6,  
11.30am - 12 noon

Website ID AUW3366261



**Susie McLeod**  
Phone 021 668 783

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**NEW LISTING/OPEN HOME**

**Spectacular Views**

**62 Lake Hood Drive, HUNTINGDON**  
Are you looking for a lifestyle property for your family? This 9,480m<sup>2</sup> property offers space inside and out with a four-bay shed with power, two bays enclosed and ample room to use as a workshop and storage. The home offers an open plan kitchen/living room heated with a large log burner or the option of a heat pump plus a separate lounge room with sliding doors onto a family size deck area to relax on. There are four bedrooms, three doubles, one single, all with built-in wardrobes. Master with en suite.



Double car garage with internal access and laundry area. Several paddocks to choose from, all the options for a great family lifestyle or retire in comfort. This property is a must view!



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



**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, 10am - 10.30am  
Sunday, 1pm - 1.30pm



**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**

**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**

**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**

**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



**NEW LISTING**

**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

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**Worth the Wait**

**123 Albert Street, NETHERBY**  
This fabulous 4012m<sup>2</sup> 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



**Where Town Meets Country**

**Lots 1 & 2, 48 Murdochs Road, ASHBURTON**  
Two subdivided fenced sections, Lot 1 approx. 4025m<sup>2</sup> and Lot 2 approx. 4273m<sup>2</sup> 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.

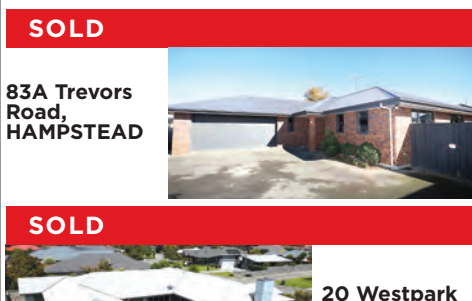
Lot 1-offers over \$310,000,  
Lot 2-offers over \$285,000  
**Web ID** ALE3379183 & ALE3379217



**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



**SOLD**

**83A Trevors Road, HAMPSTEAD**

**SOLD**

**20 Westpark Close, ALLENTON**

**SOLD**

**22 & 22A Albert Street, NETHERBY**

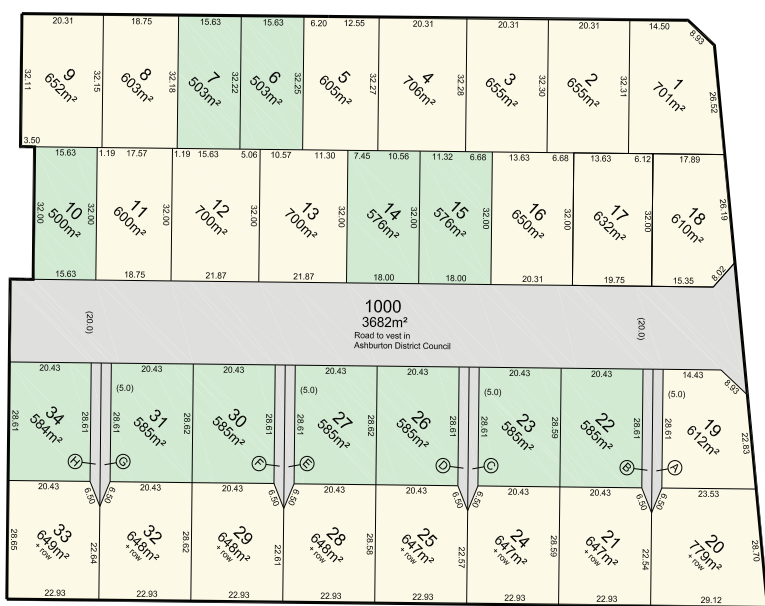
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## Ashburton 91 William Street



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.

**For Sale** Buyers \$540,000+  
**View** Sat 6 Aug 10.00 - 10.30am  
**Web** pb.co.nz/AU104778

3 1 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.

**For Sale** By Negotiation  
**View** Sat 6 Aug 10.00 - 10.30am  
**Web** pb.co.nz/AU104290

4 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 6 Aug 10.00 - 10.30am  
**Web** pb.co.nz/AL106308

3 1 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 \$748,000+  
**View** Sat 6 Aug 10.30 - 11.00am  
**Web** pb.co.nz/AU101551

3 2 2 2

## 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 6 Aug 10.45 - 11.15am  
**Web** pb.co.nz/AU83446

4 2 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 6 Aug 10.45 - 11.15am  
**Web** pb.co.nz/AU103831

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 6 Aug 11.15 - 12.00pm  
**Web** pb.co.nz/AL104746

6 4 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 6 Aug 11.30 - 12.00pm  
**Web** pb.co.nz/AU104779

**Kirsty Clay**  
 M 027 308 7557

3 2 1 1

## 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 6 Aug 11.30 - 12.00pm  
**Web** pb.co.nz/AU91081

4 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.

**For Sale** By Negotiation  
**View** Sat 6 Aug 12.45 - 1.15pm  
**Web** pb.co.nz/AU105594

2 1 1 1

## 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** Sun 7 Aug 10.30 - 11.00am  
**Web** pb.co.nz/AU105466

3 1 1 2

## 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 loving sitting in the natural light and with the heat pump and HRV you'll feel warm.

**For Sale** Buyers \$495,000+  
**View** Sun 7 Aug 11.15 - 11.45am  
**Web** pb.co.nz/AU96611

3 1 2

## 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** Sun 7 Aug 12.00 - 12.30pm  
**Web** pb.co.nz/AU106265

3 1 2

## Allenton 163 Harrison Street



Open Home

### Hooray to Harrison

After nearly 40 years in this popular Allenton area, our owners have decided it's time for a change. On offer is a beautifully maintained and presented Bradford built home positioned for sun with a light and bright ambience throughout the home. An attractive outdoor patio flows from the family living/dining area to a sheltered and private swimming pool.

**For Sale** Buyers \$680,000+  
**View** Sun 7 Aug 12.45 - 1.15pm  
**Web** pb.co.nz/AU103325

4 2 2

**Murray Young**  
 027 434 0942

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