

GUARDIAN Property

August 18, 2022



REAL ESTATE IN MID CANTERBURY



Spectacular Views 62 Lake Hood Drive, Huntingdon

Proudly marketed by **McLeod Real Estate**

DETAILS **Overleaf**

Mark Love Contracting Ltd - Rakaia



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This week's open homes

Property Brokers

SATURDAY

10.30am - 11am 44 Allen Street, Methven
 10.45am - 11.15am 283 Wills Street
 11am - 11.30am 34 Nixon Street
 11.30am - 12 noon 1/136 Chalmers Avenue
 10.45am - 11.15am 175 South Street

SUNDAY

10.30am - 11am 71 Racecourse Road
 11.30am - 12 noon 49 Hakatere Drive

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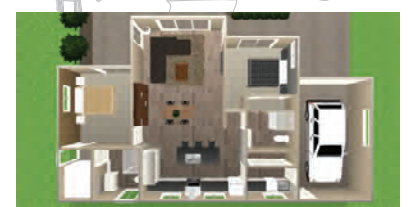


Joseph Builders Ltd Canterbury

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

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Spectacular Views

62 Lake Hood Drive, Huntingdon

Are you looking for a spacious property for your family? This lovely property is 9480m² with spectacular views to enjoy from several angles. Offering space inside and out with a double garage plus four-bay shed with power, two bays enclosed, ample room to use as a workshop and storage. The home offers an open plan kitchen with a large living room which is heated by a log burner or the option of a heat pump.

There is a separate lounge room with sliding doors onto a family size deck area to relax in. 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

Website ID ALE3382672



Dulcie Ellis

Phone 027 629 32 60

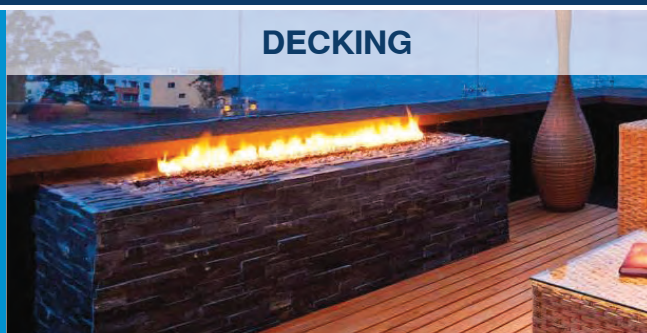
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NEW LISTING



Don't Delay!

78A Eton Street, HAMPSTEAD
Tucked away with enough space for extra vehicles and room for a campervan. This would be hard to find, however this property offers just that. Superb parking space and double garage with internal access.
All three bedrooms are doubles, all with built-in wardrobes providing ample storage space. Master bedroom with en suite.
Open plan kitchen/dining/living area heated by a log burner or the option of a heat pump.
Well-appointed kitchen with plenty of storage.

The home has solar panels to help ease the power bills during the winter months.
Positioned for the sun with easy care gardens and a lovely patio area to relax in.
Secure fencing for small children or pets.
Don't delay call now to view this property.

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By Negotiation **Web ID** AUE3398871

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

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



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



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



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



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



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



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



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

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TENDER - FINAL REMINDER



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



NEW LISTING



Riverside Industrial Estate

53 Robinson Street, ASHBURTON
One of the last remaining undeveloped sites in the Riverside Industrial Estate. Central location close to the town centre, will suit a variety of business uses. Fully fenced 2100m2 site providing street frontage of approx. 30 metres.
Three-bay pole shed with concrete floor, one bay lock-up with staffroom and toilet amenities. Could supplement the use of the site prior to future development. Some casual lease/tenancy income provides an offset to holding cost.

Price: \$450,000 plus GST **Web ID** ACS3401118

SOLD

141 Harland Street, TINWALD



SOLD

206 Walnut Avenue, ASHBURTON

SOLD

Lots 1 & 2, 48 Murdochs Road, ASHBURTON



- | | | | | | | | | | |
|--|---|---|--|--|--|--|---|--|---|
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CONSULTANT | Mark Lemon
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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 |
|--|---|---|--|--|--|--|---|--|---|

Ashburton 283 Wills Street



So close to town

Don't miss the opportunity to purchase this four bedroom property so close to Ashburton CBD and amenities. As neat as a pin inside and out, it's so easy to see how effortless your lifestyle would be if you owned this gorgeous two-storey home. Enjoying floods of natural light, there are three double bedrooms with built in wardrobes, two bathrooms and two toilets, a study or fourth bedroom.

For Sale Buyers \$578,000+
View Sat 20 Aug 10.45 - 11.15am
Web pb.co.nz/AU107439

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Methven 44 Allen Street



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

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Tinwald 34 Nixon Street



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 20 Aug 11.00 - 11.30am
Web pb.co.nz/AU104637

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Hampstead 1/136 Chalmers Avenue



Easy walk to the shops

Perfectly positioned just a short walk from town, this beautifully modern double glazed townhouse with quality fixtures and fittings enjoys so much natural light and is now available for a new owner, whether you're downsizing, retiring or maybe even purchasing an investment property. Stunning open plan kitchen dining and living spaces with sliding doors to the outdoor area.

For Sale Buyers \$535,000+
View Sat 20 Aug 11.30 - 12.00pm
Web pb.co.nz/AU12336

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Allenton 71 Racecourse Road



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 Sun 21 Aug 10.30 - 11.00am
Web pb.co.nz/AU91081

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Ashburton 49 Hakatere Drive



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 Sun 21 Aug 11.30 - 12.00pm
Web pb.co.nz/AU106472

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Ashburton 1/288 Wills Street



It doesn't get better than this

A front unit very handy to town enjoy the benefits of this modernly refurbished home with new kitchen and bathroom, double glazed and situated to capture loads of sun. Two double bedrooms, open plan living area with heat pump opening to private patio and out to the very easy care section with single garaging. Inspect today- you won't be disappointed.

For Sale Buyers \$385,000+
View By appointment
Web pb.co.nz/AU106647

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Ashburton 112D Smithfield Road



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

Winslow 38 Winslow Willowby Road



2.6 ha - Upgrade to a rural lifestyle

An uncommon find nowadays just a few minutes from Ashburton. Well fenced with post and rail entry, power on site to a good well with submersible pump, tank and pressure tank reticulation to portable troughs and trickle shelter irrigation. Great views of the alps available from a number of sensible building sites. Develop as you please!! Small set of stock yards and poles in for a small shed.

Tender closes 3.00pm Fri 26 Aug 2022
View By appointment
Web pb.co.nz/AL107370

Greenstreet 1071 Ashburton Staveley Road



83.24 ha - Dairy support, deer & livestock

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

Greg Jopson
 M 027 447 4382

Rakaia 113 McKays Road



195.11 ha - When quality counts

"The Willows" presents a once in a lifetime opportunity to purchase a quality farm in one of Mid Canterbury's most tightly held and premier farming areas. Held in the same family for over 100 years, the sale is a unique offering of a generational farm. A 195.11 ha irrigated intensive arable farm unit which features highly productive Rakaia and Templeton soils. Soils of this quality together with an efficient irrigation system enable growing a diverse range of specialist high value and yielding crops including yams, flower bulb's, small seeds and cereals plus lamb finishing. The farm demonstrates above average reliable yields.

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Tender closes 12.00pm, Wed 21st Sep, 2022 (unless sold prior), Property Brokers Ashburton
View By appointment
Web pb.co.nz/AR85829

Ashburton 150 Anama Station Road, RD 8



434.56 ha - Large scale dairy support

Located in the favoured farming location of Anama/Mayfield area of Mid Canterbury this large-scale pivot irrigated dairy support property is well worthy of inspection. This unit has two homes, plus near new single person 1 bedroom unit, large set of cattle yards, excellent lane system, silage pit and excellent range of farm improvements. With a solid history of dairy support over many years this unit has all the requirements for sustainable environmental and resource parameters that is required in today's new world. Irrigated by seven pivots the farm has approximately 357 ha irrigated by Barrhill Chertsey Irrigation (BCI) water.

Tender closes 12.00pm, Mon 19th Sep, 2022 (unless sold prior), Property Brokers Ashburton
View By appointment
Web pb.co.nz/AR105873



Murray Young
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Chris Murdoch
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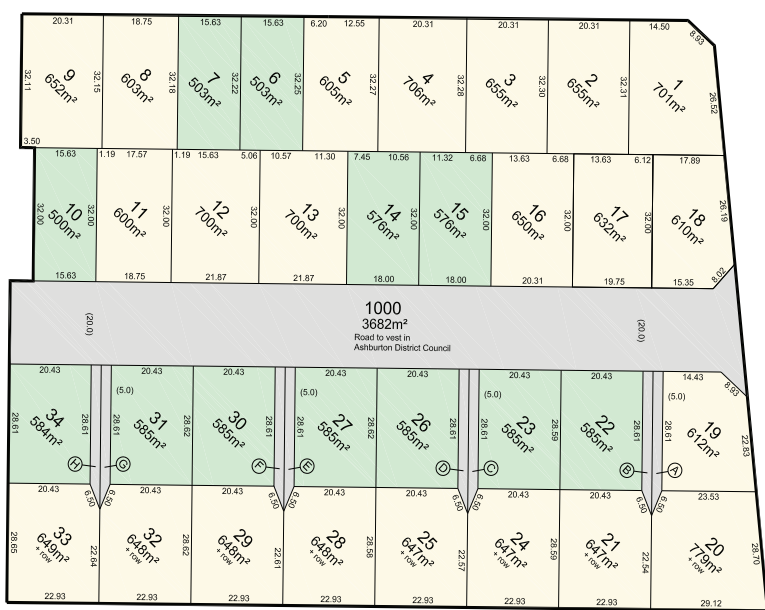
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HOMES

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Strowan Fields

Strowan Fields offers stunning surroundings and views which stretch to the Southern Alps for the ultimate backdrop!

Community

This is a safe, connected community; a place where people of all ages and stages, from all walks of life, can come together, enjoying the beautiful wide streets and sharing the communal green spaces.

Amenities

Strowan Fields has every amenity you could wish for located within walking distance. In the heart of Ashburton you'll find everything from supermarkets, medical centres and petrol stations to an array of bustling cafes, bars and eateries.

Discover the possibilities
for your land...



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