

# GUARDIAN Property

September 15, 2022



REAL ESTATE IN MID CANTERBURY



## All About Location 6 Filey Place, Allenton

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DETAILS **Overleaf**

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## This week's open homes

**McLeod** REAL ESTATE

#### SATURDAY

9.30am - 10am ..... 1/51 Peter Street  
10am - 10.30am ..... 60 Cross Street  
10am - 10.30am ..... 6 Filey Place  
10.45am - 11.15am ..... 111 Alford Forest Road  
10.45am - 11.15am ..... 78A Eton Street  
11.30am - 12 noon ..... 137 Walnut Avenue  
12.15pm - 12.45pm ..... 22 Millichamp Street  
12.30pm - 1pm ..... 24 Nixon Street  
12.30pm - 1pm ..... 24A Nixon Street

**Property Brokers**

#### SATURDAY

9.30am - 10am ..... 71 Racecourse Road  
10am - 10.30am ..... 3 Kermode Street  
10am - 10.30am ..... 6/11 Cox Street  
10.15am - 10.45am ..... 91 Park Street  
10.30am - 11am ..... 93B Cameron Street  
10.45am - 11.15am ..... 95 Middle Road  
10.45am - 11.30am ..... 8A Belt Road  
11am - 11.30am ..... 79 Belt Road  
11.15am - 12 noon ..... 518 Methven Highway  
11.30am - 12 noon ..... 283 Wills Street  
12 noon - 12.30pm ..... 49 Hakatere Drive

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PLAN

CONSTRUCT

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# OPEN HOME



## All About Location

### 6 Filey Place, Ashburton

Do not delay in viewing this beautiful four bedroom family property, located in a very quiet cul-de-sac in the heart of Allenton.

The open plan kitchen, dining and living room as well as the separate lounge provides space for the whole family.

Enjoy the sun that streams into these living spaces. The master bedroom has an en suite and walk-in robe and doors that open out to the garden.

The other three bedrooms are all doubles and are serviced by a family bathroom and separate toilet. Ample storage throughout the home and a separate laundry.

Two heat pumps and a 'heat pad' in the living room for comfortable living.

There are two outdoor patio areas along with a gorgeous garden.

This property will not be on the market long!



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#### Offers Over:

\$725,000

#### Viewing:

Saturday,  
10am - 10.30am

Website ID AUW3389393



**Susie McLeod**

Phone 021 668 783

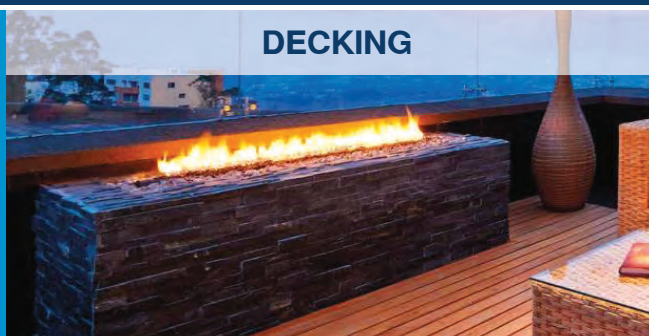
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## NEW LISTING/OPEN HOME



### West Side Location

**111 Alford Forest Road, ALLENTON**  
A property with great attributes and is awaiting new owners to bring it to life. This solid brick home with wooden joinery is set on a private back section and ticks all the boxes. It has a separate sunny lounge room and the original kitchen is open plan with the dining area. Three good sized double bedrooms with built-in wardrobes and storage. The bathroom has a shower and bath and there is a separate toilet. Sit in the sun on the spacious covered veranda and



relax while your children or pets play in the large fully fenced yard. The handy location is close to schools, shops and town. There is plenty of room for your cars in the fully lockable four-car garage. Don't miss this opportunity!

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**Offers over:** \$465,000 **Web ID** AUW3438844  
**View:** Saturday, 10.45am - 11.15am

## OPEN HOME



### Come Take A Look!

**60 Cross Street, ALLENTON**  
Enough room for everyone and a fabulous location. A modern kitchen with a new plumbed-in fridge. The lounge is a good size family space with a log burner for comfort. There are three double bedrooms, master bedroom has an en suite. There is also an office which is currently being used as a single bedroom, two bathrooms, three toilets and a rumpus room currently used as an extra living area. This family home offers an in-ground swimming



pool with a 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, Ashburton College and the Allenton Shopping Centre. Come view and see for yourself.

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**Offers Over:** \$675,000 **Web ID** AUW3374655  
**View:** Saturday, 10am - 10.30am

## OPEN HOME



### Perfect Choice

**1/51 Peter Street, ALLENTON**  
Don't delay viewing this gorgeous property in a superb location. Solid brick and low maintenance with open plan living area, two double bedrooms, both with built-in wardrobes, double car garage with storage room and laundry with easy access to the back gardens and clothesline. This one will tick all your boxes. Townhouses like this one are always sought after.

**Deadline Sale:** Closing 4pm September 28 (unless sold prior) **Web ID** AUE3416972  
**View:** Saturday, 9.30am - 10am

## OPEN HOME



### Don't Delay!

**78A Eton Street, HAMPSTEAD**  
This property offers extra space for vehicles and a campervan. Open plan kitchen/dining/living area heated by a log burner or heat pump. Well-appointed kitchen with lots of storage. Three double bedrooms with built-in wardrobes. Master bedroom with en suite. Positioned for the sun with solar panels, easy care gardens and a lovely patio area. Secure fencing for small children or pets. Don't delay, call now to view this property.

**By Negotiation** **Web ID** AUE3398871  
**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, 12.30pm - 1pm

## 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, 12.30pm - 1pm

## OPEN HOME



### Solid Brick Home

**137 Walnut Avenue, ALLENTON**  
This permanent material home is situated on a large tidy section of 814m<sup>2</sup>. It will appeal to many, whether it be a first home, a renovation project or an investment with subdivision potential. Located close to Ashburton Intermediate School and Ashburton College. There are two bedrooms with room for a third, kitchen/dining and separate lounge heated by a large log fire. Single car garaging and plenty of off-street parking.

**Offers over:** \$435,000 **Web ID** AUW3409411  
**View:** Saturday, 11.30am - 12 noon

## 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:** \$835,000 **Web ID** AUT3356786  
**View:** Saturday, 12.15pm - 12.45pm



### Handy Location and Available Now

**21 River Terrace, ASHBURTON**  
Solid brick four bedroom home is ready and waiting for someone to come along and make it their own. Featuring a roomy living area with polished wooden floors, heated by a heat pump and a nightstore. The bedrooms have plenty of space with built-in wardrobes. Main bathroom has a shower and toilet plus a separate shower room. A single garage with internal access and good off-street parking.

**Offers over:** \$415,000 **Web ID** AUW3378030



### 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, 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



### 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



### 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 2100m<sup>2</sup> 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

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### SOLD



### SOLD

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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 17 Sep 9.30 - 10.00am  
 Web pb.co.nz/AU91081

4 2 1

## Ashburton 3 Kermod Street



Open Home

### So close to town

Fantastic opportunity to purchase a standalone two bedroom unit so close to town on the west side. Lovely and sunny, the home is situated perfectly for the sun with sliding door from the lounge. Good sized kitchen and dining area with adjoining living area heated by heat pump. Separate toilet, laundry and full bathroom facilities. Internal access single garage.

For Sale Buyers \$358,000+  
 View Sat 17 Sep 10.00 - 10.30am  
 Web pb.co.nz/AU108322

2 1 1

## Hampstead 6/11 Cox Street



Open Home

### Comfortable, affordable and central

Enjoy the convenience of this centrally located townhouse in the popular Cox Street Mews. Walking distance to the supermarket or town central. Well sited to capture plenty of sun, the spacious living area opens out to conservatory and also has street views. Two double bedrooms with wardrobes along with tidy kitchen, bathroom and separate laundry.

For Sale Buyers \$398,000+  
 View Sat 17 Sep 10.00 - 10.30am  
 Web pb.co.nz/AU108055

2 1 1 1

## Ashburton 91 Park Street



Open Home

### Everything you want

Time to downsize and without the hassle of renovating. Close to town, our magnificent domain and all shopping. This two bedroom unit will surely impress. You step through the entry foyer into an open living/dining area and adjacent to a new kitchen. Access from the living to a sunny patio and a compact lawn and garden area with a substantial garden shed.

For Sale Buyers \$478,000+  
 View Sat 17 Sep 10.15 - 10.45am  
 Web pb.co.nz/AU107408

2 1 1 1

## Ashburton 93B Cameron Street



Open Home

### A hidden gem

Looking for a low maintenance townhouse within walking distance to shops, library, domain and so much more? Look no further, this lovely sunny, spacious, private home will not disappoint. Perfect for professionals, downsizers or investors.

The modern two bedroom townhouse has so much to offer:

- Large open plan kitchen/dining and living space

For Sale Buyers \$599,000+  
 View Sat 17 Sep 10.30 - 11.00am  
 Web pb.co.nz/AU108386

2 1 1 1

## Allenton 95 Middle Road



Open Home

### Opportunity awaits

An exceptional opportunity awaits to purchase an authentic 1940's red brick home. Set on a sunny north facing 1012sqm section, the original nature offers great options to add value. Offering two double bedrooms, large living space and an original large kitchen, the bathroom has been updated with a new vanity and also has a bath. The large laundry has new vinyl and a shower with shower dome.

For Sale Buyers \$425,000+  
 View Sat 17 Sep 10.45 - 11.15am  
 Web pb.co.nz/AU85792

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## Allenton 8A Belt Road



Open Home

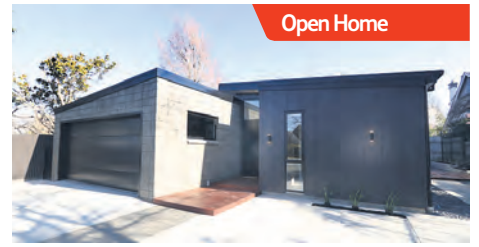
### Snap this up

This charming, well designed and maintained two bedroom townhouse offers an ideal opportunity for an investor or retiree. Sunny and secure, the spacious living opens up to a private courtyard garden. Separate kitchen with loads of natural light and a perfect view to the street. Two double bedrooms with good sized wardrobes, updated bathroom with shower, bath and vanity.

For Sale Buyers \$430,000+  
 View Sat 17 Sep 10.45 - 11.30am  
 Web pb.co.nz/AU105737

2 1 2

## Allenton 79 Belt Road



Open Home

### Views to nature

Stria cladding is an ultra-sleek cladding option that plays with definitive lines and shadows to instantly transform home designs into an extension of your own personal style. This cladding and concrete block are the cornerstone of this impressive new build. Everything is of high specification and the setting is second to none.

Deadline Sale closes 4.00pm Thu 22 Sep 2022  
 View Sat 17 Sep 11.00 - 11.30am  
 Web pb.co.nz/AU108054

3 2 1 2

## Ashburton 283 Wills Street



Open Home

### 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 17 Sep 11.30 - 12.00pm  
 Web pb.co.nz/AU107439

4 2 1 2

## 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 17 Sep 12.00 - 12.30pm  
 Web pb.co.nz/AU106472

2 1 1

## Ashburton 518 Methven Highway



Open Home

### 8.0 ha - Premium location & lifestyle

A well-presented and all-round lifestyle property located in the sought after Winchmore area, a short 5km drive to Ashburton. Featuring a spacious well maintained split level 4-5 bedroom/2 bathroom family home with excellent aspect and mountain views, open plan indoor/outdoor living areas. Generous 5-car garaging/carport/workshop, 3-bay pole shed/workshop and deer/cattle yards.

Deadline Sale closes 12.00pm Tue 27 Sep 2022  
 View Sat 17 Sep 11.15 - 12.00pm  
 Web pb.co.nz/AL108188

5 2 1 2 3

## Rakaia 113 McKays Road



Final Notice

### 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.

Tender closes 12.00pm Wed 21 Sep 2022  
 View By appointment  
 Web pb.co.nz/AR85829

4 3 2

## Ashburton 150 Anama Station Road, RD 8



Final Notice

### 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.

4 1 2

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

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  
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Robert Harnett  
 027 432 3562

