

GUARDIAN Property

September 22, 2022



REAL ESTATE IN MID CANTERBURY



2.25ha - Contemporary in the Country

439 Springburn Bushside Road, Staveley

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DETAILS **Overleaf**

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This week's open homes

McLeod REAL ESTATE

SATURDAY

10am - 10.30am 111 Alford Forest Road
10am - 10.30am 21 River Terrace
11.30am - 12 noon 137 Walnut Avenue

Property Brokers

SATURDAY

10am - 10.30am 6/11 Cox Street
10am - 10.30am 28 Allison Street
10.30am - 11am 62 Princes Street
10.45am - 11.15am 8A Belt Road
10.45am - 11.15am 95 Middle Road

SUNDAY

1pm - 2pm 439 Springburn Bushside Road

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2.25ha – Contemporary in the Country

439 Springburn Bushside Road, Staveley

Recently completed, conveniently located and attractively landscaped so many boxes are ticked for those either seeking country living or looking to down-size from larger farm operations.

This three bedroom, two bathroom home is just one year old and possesses all the modern conveniences buyers have come to expect of an architecturally designed dwelling.

The living space boasts a wrap-around kitchen complete with quality appliances, a wall oven and island with breakfast bar.

The layout provides excellent separation of zones – from the sun-drenched dining and family room, discreet study nook in the entrance hall to the separate living/TV room.

Ranchsliders open out to a patio area

providing seamless indoor and outdoor flow and striking views of Mt Somers and Mt Hutt – every possible entertainment need has been thought of.

The master bedroom hosts 'his' and 'hers' walk-in wardrobe and tiled ensuite with underfloor heating. The property has a four-bay shed of which two bays are enclosed as a utility shed (or man cave).

If you've dreamed of having enough space for a menagerie of animals then look no further.

Included in this two hectare lifestyle offering are five paddocks, two with stock shelter, a chicken house and run plus a small set of sheep yards.

With all the benefits of country living, foothills location, lifestyle blocks in this Staveley area are highly sought after.



Deadline Sale:

Closing Tuesday, October 18, 2022

Open Home:

Sunday, 1pm - 2pm

pb.co.nz/AL108517

PROPERTY BROKERS LIMITED
LICENSED UNDER THE REAL ESTATE AGENTS ACT 2008



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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 a conservatory and also has street views. Two double bedrooms with wardrobes along with tidy kitchen, bathroom and separate laundry. Attached single garage and easy care grounds complete the picture.

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For Sale Buyers \$398,000+
View Sat 24 Sep 10.00 - 10.30am
Web pb.co.nz/AU108055

Allenton 28 Allison Street



Open Home

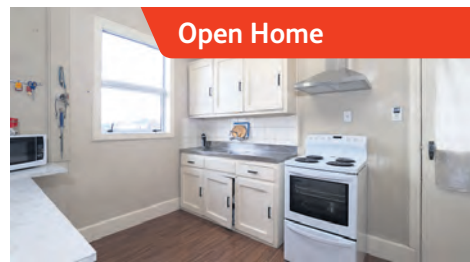
Cute Allenton package

Fantastic opportunity to secure yourself a permanent material three bedroom home in a popular, family friendly neighbourhood. The functional layout includes open plan living with an updated kitchen, generous sized bedrooms, separate toilet and laundry. There is space for everyone with a fully fenced sunny yard and single garage. Heated by a heat pump, the property is also insulated in the ceiling and underfloor. The owners are ready to sell, offering you a great opportunity in a superb location. Contact us today to view.

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For Sale Buyers \$460,000+
View Sat 24 Sep 10.00 - 10.30am
Web pb.co.nz/AU106360

Netherby 62 Princes Street



Open Home

Potential on Princes

Ticks all the boxes for a first home or an investment property with a tenant already in place paying \$400 a week.

- Four bedrooms
- Partially double glazed
- Brand new heat pump
- Brand new range hood in kitchen
- Insulated top and bottom
- Easy care section
- Close to Intermediate, primary schools, shops and not far from town.

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For Sale Buyers \$395,000+
View Sat 24 Sep 10.30 - 11.00am
Web pb.co.nz/AU14077

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 and a separate toilet. Internal access double garage. This home is in a perfect location so close to the Domain and shops. Call now to view.

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For Sale Buyers \$430,000+
View Sat 24 Sep 10.45 - 11.15am
Web pb.co.nz/AU105737

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. Separate toilet. Insulated in the ceiling and underfloor, the home is heated by a compliant logburner and heat pump. The home also has an adjoining sunroom and a hobbies room. Excellent garaging and plenty of off street parking options.

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For Sale Buyers \$425,000+
View Sat 24 Sep 10.45 - 11.15am
Web pb.co.nz/AU85792

Ashburton 91 William Street



Central Living and Spacious

You'll be amazed with what this Damaru 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. Town living with space!

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For Sale Buyers \$540,000+
View By appointment
Web pb.co.nz/AU104778

Staveley 439 Springburn Bushside Road



Open Home

2.25 ha - Contemporary in the country

Recently completed, conveniently located and attractively landscaped so many boxes are ticked for those either seeking out country living or looking to down-size from larger farm operations. This three bedroom, two bathroom home is just one year old and possesses all the modern conveniences buyers have come to expect of an architecturally designed dwelling.

Deadline Sale closes 12.00pm Tue 18 Oct 2022

View Sun 25 Sep 1.00 - 2.00pm
Web pb.co.nz/AL108517

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Ashburton 151 Hinds Highway



New Listing

40.04 ha - Desirable small farm

A well presented irrigated small farm property located close to Ashburton and offering a number of land use options to purchasers. The 3 bedroom home, yards, multi-purpose sheds and overall farm impress instantly with their tidy presentation and level of maintenance. Consisting of 2 titles and Rural A zoning allowing for future subdivision or development potential.

Tender closes 12.00pm Tue 18 Oct 2022

View By appointment
Web pb.co.nz/AR11838

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Paddy Strange
027 491 5259

Robert Harnett
027 432 3562



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



OPEN HOME



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.

OPEN HOME



Solid Brick Home

137 Walnut Avenue, ALLENTON
This permanent material home is situated on a large tidy section of 814m². 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.

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Offers over: \$465,000 Web ID AUW3438844
View: Saturday, 10am - 10.30am

Offers over: \$415,000 Web ID AUW3378030
View: Saturday, 10am - 10.30am

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

FINAL REMINDER



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 22 (unless sold prior) Web ID AUE3416972



All About Location

6 Filey Place, ALLENTON
This four bedroom family property is located in a quiet cul-de-sac in Allenton. The open plan kitchen, dining and living room plus a separate lounge provides space for the whole family. 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 and a separate laundry. There are two outdoor patio areas along with a gorgeous garden.

Offers Over: \$725,000 Web ID AUW3389393



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



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.

Price: \$675,000 Web ID AUW3374655



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



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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