

GUARDIAN Property

September 29, 2022



REAL ESTATE IN MID CANTERBURY



A Family Dream Opportunity

121 Racecourse Road, 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	21 River Terrace
10.30am - 11am	60 Cross Street
10.45am - 11.15 am	9 Catherwood Avenue
11.30am - 12 noon	137 Walnut Avenue
12.15pm - 12.45pm	121 Racecourse Road
1pm - 1.30pm	25 Middle Road

Property Brokers

SATURDAY

10am - 10.30am	283 Wills Street
10am - 10.30am	61 Tarbottons Road
10.30am - 11.15am	25 Kelvin Crescent
10.45am - 11.15am	7 Bennett Place
10.45am - 11.15am	12 Belt Road
11.15am - 11.45am	22 Hakatere Drive
11.30am - 12 noon	11 Walshs Road
11.45am - 12.15pm	49 Hakatere Drive

SUNDAY

1pm - 2pm	439 Springburn Bushside Road
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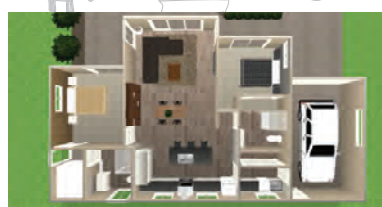
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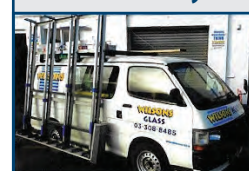


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NEW LISTING/OPEN HOME



A Family Dream Opportunity

121 Racecourse Road, Allenton

Set on a beautifully established 2786m2 section sits this well-appointed large family home that has plenty of room for everyone with seven bedrooms.

All but one have built-in wardrobes plus there are two bathrooms and two toilets in the home and a bathroom and toilet in the sleep-out. A bright and sunny kitchen with all the modern conveniences is central to the spacious living and dining making it social and convenient for family living.

Keep everyone warm in winter and

cool in summer with the three heat pumps, one in the lounge, one in the hall and the other in the sleepout. Entertain on the sunny deck that stretches along the side of the house or simply just relax in the sun watching your children play. Life will be easy and convenient for a busy family with the double internal access garage and the home handyman will be happy in the large garden shed and separate workshop. Don't miss an opportunity like this for your family. Enquire today!



Deadline Sale:

Closing 4pm, Tuesday, October 18 (unless sold prior)

Viewing:

Saturday, 12.15pm - 12.45pm

Website ID AUW3449919



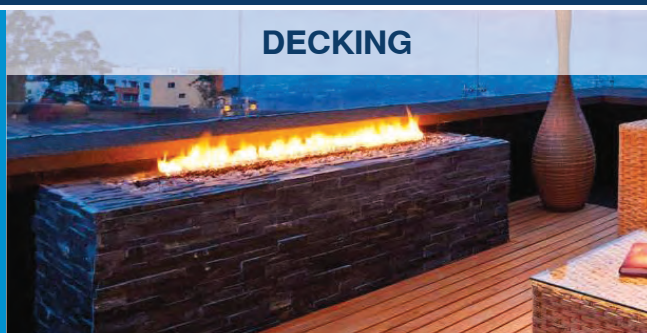
Clark McLeod
Phone 027 432 2194

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NEW LISTING/OPEN HOME



Allenton Location

25 Middle Road, ALLENTON

This lovely brick and weatherboard home is set on a 878m² section in Allenton. There are four bedrooms and the two bathrooms have been updated. You will love the open plan living consisting of a spacious lounge, flowing into the dining and updated kitchen. There's a separate laundry that is adjacent to the kitchen and has plenty of storage. Outside there is a deck area that catches the sun and makes the perfect spot for outdoor living.



This house has recently been re-wired, painted and has had new plumbing and a new roof. This lovely home really does tick all the boxes and is a must see!

4 bedrooms, 2 bathrooms, 2 car garage

Offers over: \$520,000 Web ID AUW3445390
View: Saturday, 1pm - 1.30pm

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.

Offers over: \$415,000 Web ID AUW3378030
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



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.

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

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.

By Negotiation Web ID AUE3416972
View: Saturday, 9.30am - 10am

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.

Price: \$675,000 Web ID AUW3374655
View: Saturday, 10.30am - 11am



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



All Set To Go!

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. Act now to avoid disappointment.

Offers over: \$355,000 Web ID ALE3360894



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 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

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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 1 Oct 10.00 - 10.30am
Web pb.co.nz/AU107439

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Tinwald 61 Tarbottons Road



Treat yourself

New build in Oaklea subdivision with a rural outlook. Constructed on a Firth Ribraft flooring system with integra panel plaster system and linea weatherboards. The entry leads you into a spacious lounge and dining area with a well appointed kitchen with scullery. Adjacent to the lounge and semi separate is the family room with a substantial nook off to one side.

For Sale Buyers \$890,000+
View Sat 1 Oct 10.00 - 10.30am
Web pb.co.nz/AU107265

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Allenton 25 Kelvin Crescent



Parkside style

Situated in Allenton opposite Devon Park, this large architecturally designed family home is full of style and space. Recent comprehensive improvements by the current owners include updated bathrooms, flooring, internal painting and drapes.

For Sale Buyers \$749,950+
View Sat 1 Oct 10.30 - 11.15am
Web pb.co.nz/AU109416

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Allenton 7 Bennett Place



It's better on Bennett

If family comes first, this is where you want to be. Stunning open plan kitchen dining and living spaces with a separate formal lounge with gas fire. Both areas open up to the sheltered and private patio area and beautifully landscaped garden area including raised veggie garden. Heating is by way of heat pumps, underfloor heating and gas fire.

For Sale Buyers \$885,000+
View Sat 1 Oct 10.45 - 11.15am
Web pb.co.nz/AU108797

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Allenton 12 Belt Road



The works done here

Solid red brick home renovated throughout including a new roof. Open living/dining adjacent to a new kitchen. The lobby next to the kitchen leads to the separate laundry and separate toilet. The updated bathroom consists of a bath, shower and vanity. Three bedrooms, one with a wardrobe.

For Sale Buyers \$460,000+
View Sat 1 Oct 10.45 - 11.15am
Web pb.co.nz/AU107673

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Ashburton 22 Hakatere Drive



Vendor wants sold

Open to offers, now you can enjoy the lifestyle this property has to offer, with all the renovations completed! Two double bedrooms, modern kitchen, open plan sunny living, large bathroom/laundry, wrap around deck with well thought-out gardens for easy care, carport plus camper van parking, garden sheds and veggie garden. Everything you could need! Fully renovated, the key word is new.

For Sale By Negotiation
View Sat 1 Oct 11.15 - 11.45am
Web pb.co.nz/AU105594

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Allenton 11 Walshs Road



Family home on a family sized section

Opportunities like this don't come along often! Here is a beautifully presented family home on an extra large section with possible subdivision potential (1497m²). All situated beautifully for the sun, the country style kitchen opens to the large open plan living and dining areas, which have excellent indoor/outdoor flow through French doors to a covered verandah, patio and the large backyard.

Deadline Sale closes 4.00pm Wed 19 Oct 2022
View Sat 1 Oct 11.30 - 12.00pm
Web pb.co.nz/AU109468

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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 Sat 1 Oct 11.45 - 12.15pm
Web pb.co.nz/AU106472

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Allenton 8A Belt Road



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 By appointment
Web pb.co.nz/AU105737

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Netherby 62 Princes Street



Potential on Princes

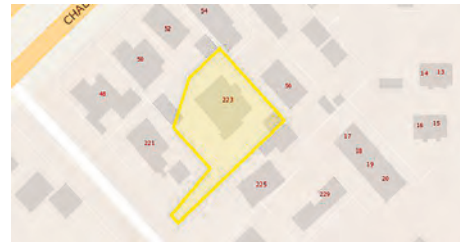
Ticks all the boxes for a first home or an investment property with a tenant already in place paying \$400 a week.

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

For Sale Buyers \$395,000+
View By appointment
Web pb.co.nz/AU14077

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Hampstead 223 Dobson Street



Elevated building platform

This once stately villa has come to the end of its tenure. Once removed, we have in place a substantial elevated section on a private rear site. With its own contours it lends itself to a house design that could be quite unique. Enquire now for viewing of a titled, established site.

Deadline Sale closes 4.00pm Wed 28 Sep 2022
View By appointment
Web pb.co.nz/AU108278

Staveley 2 Burgess Street



Staveley Store-Iconic cafe and meeting place

As the veil of Covid lifts this popular cafe/store will benefit as well from the reopening of Sharplin Falls, proposed redevelopment of the Staveley Ice Rink and a new On-licence for alcohol sales. A character building with a large indoor and outdoor seating areas, good off road parking, excellent servery space and full service kitchen.

Tender closes 12.00pm Mon 17 Oct 2022
View By appointment
Web pb.co.nz/AC109439

Staveley 439 Springburn Bushside Road



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 2 Oct 1.00 - 2.00pm
Web pb.co.nz/AL108517

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Ashburton 151 Hinds Highway



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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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