

GUARDIAN Property

October 13, 2022



REAL ESTATE IN MID CANTERBURY



Home Is Where The Heart Is 161 Harrison Street, Allenton

Proudly marketed by **McLeod Real Estate**

DETAILS **Overleaf**

This week's open homes

McLeod REAL ESTATE

SATURDAY

10am - 10.30am 161 Harrison Street
 10am - 10.30am 25 Middle Road
 10.45am - 11.15am 21 River Terrace
 10.45am - 11.15am 3 Havelock Street
 11.30am - 12 noon 9 Catherwood Avenue
 12.15pm - 12.45pm 121 Racecourse Road
 12.30pm - 1pm 79 Chertsey Line Road

Property Brokers

THURSDAY

5.15pm - 6pm 53 Harrison Street

SATURDAY

10am - 10.30am 283 Wills Street
 10am - 10.30am 61 Tarbottons Road
 10am - 10.30am 13 Galbraith Street
 10am - 10.45am 84 Elizabeth Street
 10.30am - 11am 46 Brucefield Avenue
 10.45am - 11.15am 319 Havelock Street

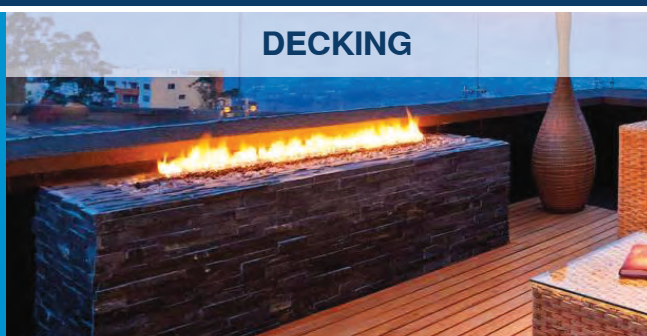
SATURDAY

10.45am - 11.15am 62 Princes Street
 11am - 11.30am 49 Hakatere Drive
 11am - 11.30am 25 Kelvin Crescent
 11.15am - 11.45am 8A Belt Road
 11.30am - 12 noon 8 Kelvin Crescent
 11.45am - 12.30pm 67 Racecourse Road
 12 noon - 12.30pm 11 Walshs Road
 12.30pm - 1pm 53 Harrison Street

PlaceMakers® Know how. Can do.

At PlaceMakers® we are well equipped to help you turn your landscaping dream into a reality

DECKING



115 Alford Forest Road, Ashburton 7700 • Ph (03) 308 9099

TOGETHER, WE'RE BUILDING NEW ZEALAND



Professional Decorating & Plastering
Interiors and Exteriors

SERVICES INCLUDE:

- Wallpapering & Decorating
- Licensed Rockcote Plasterers
- Factory Lacquer Finishes
- Textures & Specialist Coatings



OFFICE: 03 307 8870 Craig Bishop 027 444 4856
15 Grey Street Ashburton www.thefinishingcompany.co.nz

OPEN HOME



Home Is Where The Heart Is

161 Harrison Street, Allenton

Do not miss your opportunity to view this very spacious four bedroom home in the heart of Allenton. Situated on a large section amongst an established garden this home offers plenty of options for the whole family. The kitchen, complete with dishwasher and pantry and dining area are open plan. There is a separate living room

which is accessed through doors to the dining space. The sun streams into the living area which adds to the appeal of this home. With a large separate laundry and fabulous attached bonus room, for those who want to work from home this is possibly the perfect place to do it from, your new working space could be right here. Do not hesitate to view.



Offers over:
\$630,000

Viewing:
Saturday,
10am - 10.30am

Website ID AUW3444319

MCLEOD REAL ESTATE LTD LICENSED UNDER THE REAA 2008



Susie McLeod
Phone 021 668 783

Joseph Builders Ltd
Canterbury

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

Joseph Builders can help you turn your big or small ideas into reality with our design and build service.

Contact us today Let us show you how straight forward it can be.

Josephbuilders@extra.co.nz
0800 500 564 (03) 3039 830
www.josephbuilders.co.nz

Registered Master Builders

Electrician Residential & Commercial

SIMON THE SPARKY

- ✓ Repairs and renovations
- ✓ Kitchens and bathrooms
- ✓ Sheds, garages, workshops
- ✓ Tag and test

Competitive rates, free quotes

Simon 021 576 044
simon@simonthesparky.co.nz

Fast, Friendly & Reliable

Thinking of Renovating? Enjoy it with us.

We make it easy with our three simple steps...

Let's start the conversation, call **03 307 8980** or visit our Design Centre at **455 West Street, Ashburton** or visit smithandsonsasshurton.co.nz

Smith & Sons
RENOVATIONS & EXTENSIONS

Member

WILSONS
Wilson Windscreens 2018 Ltd
HOUSE GLASS

Thinking retrofit double glazing for your house?

- Flat Glass
- Perspex
- Mirror
- Cat/Dog Doors
- Double Glaze Replacements
- Picture Frames
- Fire Door Glass
- General Residential Work
- Retrofit Double Glaze
- Aluminium or Wooden Frames

WILSONS
"Your one stop glass shop - AUTO or HOUSE"

WE ARE NOW DOING HOUSE GLASS

Phone **03 308 8485**
office@wilsonwindscreens.co.nz
152 Wills Street, Ashburton 7700

WILSONS WINDSCREENS

Rural



OPEN HOME

Modern Finishes on a Character Classic

3 Havelock Street, ALLENTON
Step inside this three bedroom plus study home and you are sure to be impressed! Located in the sought after inner west side this very tidy and spacious home will appeal to the most astute buyer whether it be a family or an investor. Meeting the healthy homes standards all the work has been done and this property is move in ready. The living area is an absolute sun trap and this combined with the deck area make this spot ideal for those summer barbecues. With neutral modern floor coverings throughout



and the freshly painted interior combined with the single garage this property won't be on the market long. You will be certain that this home and location ticks all the boxes!

🛏️ 3 🚿 1 🏠 1

Offers over: \$430,000 Web ID AUW3450012
View: Saturday, 10.45am - 11.15am noon



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. Six bedrooms 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. Enquire today!

🛏️ 7 🚿 3 🏠 3

Deadline Sale: Closing 4pm, Tuesday, October 18 (unless sold prior) Web ID AUW3449919
View: Saturday, 12.15pm - 12.45pm



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 🚿 2 🏠 1

Offers over: \$520,000 Web ID AUW3445390
View: Saturday, 10am - 10.30am



OPEN HOME

Handy Location and Available Now

21 River Terrace, ASHBURTON
This solid brick four bedroom home is ready and waiting for someone to come along and make it their own. It has a roomy living area with polished wooden floors that is heated by a heat pump. You will love how the lovely big floor to ceiling windows let in the light and sunshine. The main bathroom has a shower and toilet and then there is the added bonus of a separate shower room. The single garage has internal access and there is



good off-street parking. This property features a sunny and private backyard with loads of potential for change. The location allows an easy walk to supermarket, shopping centre, town and schools.

🛏️ 4 🚿 1 🏠 1

Offers over: \$415,000 Web ID AUW3378030
View: Saturday, 10.45am - 11.15am



OPEN HOME

Grand Opportunity

9 Catherwood Avenue, ALLENTON
Step inside this gorgeous architecturally designed home, filled with amazing architectural features and you will be instantly impressed. Positioned on a double section in two titles amongst a beautiful established garden and situated in a prime location. This five bedroom home offers space and comfort that the whole family will enjoy. Some remedial work will be required to this property which will provide an excellent opportunity for the astute buyer.



Two living areas, three counting the beautiful light-filled atrium plus a separate office. Two to three bathrooms, gives options to have extended family. With ample storage, triple car garaging and a separate laundry this property will appeal to everyone.

🛏️ 5 🚿 3 🏠 3

Offers over: \$835,000 Web ID AUW3358826
View: Saturday, 11.30am - 12 noon



OPEN HOME

Options Are Endless

79 Chertsey Line Road, CHERTSEY
This former Chertsey Tavern, was built around 1890 and has been home to the current owners for the best part of 44 years. Currently used as a residence this property provides endless options. The current zoning of Business A permits many uses from retail, hospitality, community, residential and commercial activities including visitor accommodation and the current residential use. This two storey building provides up to eight upstairs bedrooms and large bar and lounge



downstairs. Excellent prominence from SH1 and would be well suited to a cafe or similar and would benefit from passing traffic.

🛏️ 8 🚿 1 🏠 4

Price: \$550,000 Web ID CU3029266
View: Saturday, 12.30pm - 1pm

LIST YOUR PROPERTY WITH OUR TEAM TODAY

And go in the LOCAL DRAW to WIN a \$5000 MITRE 10 MEGA VOUCHER*

PLUS receive:

- Free photo signboard
- Upsized Guardian print advert
- Upgraded online marketing package

When you list with our local team before 16th December 2022.

Let's Support Local.

MITRE 10 MEGA ASHBURTON

- | | | | | | | | | | |
|--|---|---|--|--|--|--|---|--|---|
| Clark McLeod
027 432 2194
CONSULTANT / VALUER | Dulcie Ellis
027 629 3260
CONSULTANT | Sarah Grieve
027 308 4461
CONSULTANT | Mark Lemon
027 339 6665
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 |
|--|---|---|--|--|--|--|---|--|---|

We are recruiting now: REAL ESTATE

- ✓ **ADMINISTRATOR**
- ✓ **PROPERTY MANAGER**
- ✓ **SALES CONSULTANT**

We are looking for friendly and professional people to join our team. Experience would be an advantage however on-the-job training will be provided to the right applicant.

Get in touch to find out more.

Susie McLeod, email: susie@mcleodre.co.nz



All About Location

6 Filey Place, ALLENTON

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!

4 bedrooms, 2 bathrooms, 2 car spaces

Offers Over: \$725,000 Web ID AUW3389393



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



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



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



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



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



Ideal Lifestyle Opportunity

Lot 3 Boundary Road

Magnificent mountain views will appeal. Secure your dream build with this 8ha bare land lifestyle block. Close to Ashburton town boundary, Tinwald shopping centre, Tinwald School and Lake Hood. Sealed road access to the property boundary is beneficial. Larger land holdings like this close to town don't come up often. Contact us today to make sure you don't miss this opportunity.

Price: \$575,000 Web ID AR3087848



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



FOR LEASE

Central Retail Space

65 Tancred Street, ASHBURTON

Situated right in the heart of Ashburton's CBD, this 84.65m² ground floor space offers different options to suit your business. Create one large retail space or utilise the current configuration which comprises a large front space, two private rooms, a separate kitchen, three toilets and two heat pumps. With the private consulting rooms it would be ideal for beauty therapy, physio/massage clinics or similar nature business.

By Negotiation Web ID ACL3287589

CARLISLE ESTATE Presenting you with the finest lifestyle.

Situated Tarbottons Road and Nixon Street, Tinwald Ashburton.

- Highly desirable location
- Quality landscaped features
- Sections from 537m² to 710m²
- Priced from \$235,000

Local people, local knowledge

Enquire today 03 308 0027

Susie McLeod 021 668 783 susie@mcleodre.co.nz

FOR LEASE



Hospitality Opportunity

90-92 Harrison Street, ALLENTON

Located in the popular Allenton Shopping Centre this spacious restaurant and bar is ready and waiting for a new business venture. Complete with separate bar and a sunny outdoor courtyard, a great space for your patrons to eat al fresco or simply sit in the sun and have a drink with friends. The kitchen is well equipped with a walk-in chiller with plenty of storage. Ample off street parking available. Many options available for the astute operator; lease or purchase options considered.

By Negotiation Web ID ACL3327418

SOLD

111 Alford Forest Road, ALLENTON



SOLD



62 Lake Hood Drive, HUNTINGDON

SOLD

1/51 Peter Street, ASHBURTON



- | | | | | | | | | | |
|--|---|---|--|--|--|--|---|--|---|
| Clark McLeod
027 432 2194
CONSULTANT / VALUER | Dulcie Ellis
027 629 3260
CONSULTANT | Sarah Grieve
027 308 4461
CONSULTANT | Mark Lemon
027 339 6665
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 |
|--|---|---|--|--|--|--|---|--|---|

