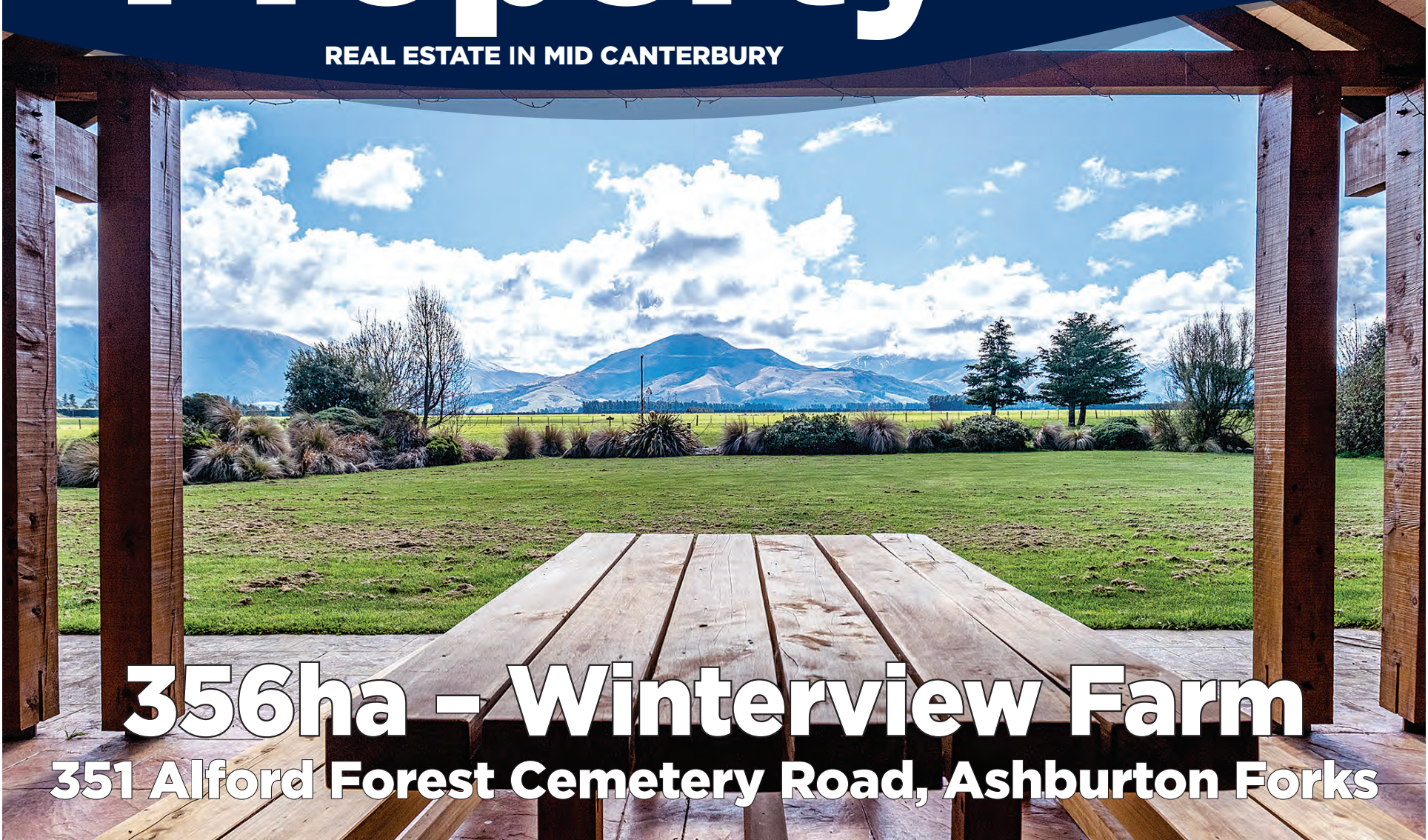


GUARDIAN Property

October 6, 2022



REAL ESTATE IN MID CANTERBURY



356ha – Winterview Farm

351 Alford Forest Cemetery Road, Ashburton Forks

Proudly marketed by **Property Brokers**

DETAILS **Overleaf**

This week's open homes

McLeod REAL ESTATE

SATURDAY

10am - 10.30am 6 Filey Place
 10.45am - 11.15am 161 Harrison Street
 11.30am - 12 noon 3 Havelock Street
 12.15pm - 12.45pm 25 Middle Road
 1pm - 1.30pm 121 Racecourse Road

Property Brokers

SATURDAY

9.45am - 10.15am 6/11 Cox Street
 10am - 10.30am 61 Tarbottons Road
 10.30am - 11am 25 Kelvin Crescent
 10.30am - 11am 8A Belt Road
 10.45am - 11.15am 12 Belt Road
 11am - 11.30am 62 Princes Street
 11.15am - 11.45am 7 Bennett Place
 12 noon - 12.30pm 9 Elizabeth Street
 12 noon - 12.30pm 11 Walshs Road
 1pm - 1.30pm 8 Penbury Close

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356ha – Winterview Farm

351 Alford Forest Cemetery Road, Ashburton Forks

Modern large scale dairy BCI irrigated farm with almost all cows wintered on.

Total area flat combined with good quality soils, excellent rainfall, proven production (406,000 kgs/MS average past 5 years), milking 880 cows and wintering majority on farm.

Very tidy 54 bale rotary dairy shed with in-shed feeding, double pond effluent, excellent

range of farm building, grain storage and pivot irrigation to 136 hectares.

Executive five bedroom homestead with a further three other homes.

A great proven dairy unit located in the favoured foothills of Mid Canterbury.

A great opportunity to take control of your costs.



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Tender:

Closing Tuesday,
12 noon, November 8,
2022
(unless sold prior)

pb.co.nz/AR109251

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Chris Murdoch

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Property Brokers ^B

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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 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 8 Oct 9.45 - 10.15am
Web pb.co.nz/AU108055

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Tinwald 61 Tarbottons Road



Open Home

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 8 Oct 10.00 - 10.30am
Web pb.co.nz/AU107265

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Allenton 25 Kelvin Crescent



Open Home

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 8 Oct 10.30 - 11.00am
Web pb.co.nz/AU109416

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Allenton 12 Belt Road



Open Home

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 8 Oct 10.45 - 11.15am
Web pb.co.nz/AU107673

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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 8 Oct 10.30 - 11.00am
Web pb.co.nz/AU105737

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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.

- Partially double glazed and 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.

For Sale Buyers \$395,000+
View Sat 8 Oct 11.00 - 11.30am
Web pb.co.nz/AU14077

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Allenton 7 Bennett Place



Open Home

It's better on Bennett

Deadline Sale: 12th October 2022 at 4.00pm.

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 8 Oct 11.15 - 11.45am
Web pb.co.nz/AU108797

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Allenton 11 Walshs Road



Open Home

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 (1386sqm). 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 and patio.

Deadline Sale closes 4.00pm Wed 19 Oct 2022
View Sat 8 Oct 12.00 - 12.30pm
Web pb.co.nz/AU109468

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Allenton 9 Elizabeth Street



Open Home

A rare family opportunity

Exuding classic elegance, this spectacular home offers an enviable lifestyle in a sought after location. Carefully modernised throughout to retain the 1930's grandeur while offering all the comfort and convenience that contemporary living demands. Inside the craftsmanship of the timber-lined entrance hall reveals the adjoining open plan kitchen dining area with French doors.

For Sale Buyers \$685,000+
View Sat 8 Oct 12.00 - 12.30pm
Web pb.co.nz/AU106427

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Lake Hood 8 Penbury Close



Open Home

Lake hood opportunity

If it's your dream to live at Lake Hood, enjoy gorgeous sunrises and sunsets, your journey can begin right here. This double glazed home has been beautifully appointed with an open plan style for high quality living. Relax back in the stylish dining/living area that captures the lake views. The living area opens out onto the patio for lovely indoor/outdoor flow.

For Sale Buyers \$795,000+
View Sat 8 Oct 1.00 - 1.30pm
Web pb.co.nz/AU108742

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Ashburton 351 Alford Forest Cemetery Road



New Listing

356 ha - Winterview Farm

Modern large scale dairy BCI irrigated farm with almost all cows wintered on. Total area flat combined with good quality soils, excellent rainfall, proven production (406,000 kgs/MS average past 5 years), milking 880 cows and wintering majority on farm. Very tidy 54 bale rotary dairy shed with in shed feeding, double pond effluent, excellent range of farm building, grain storage and pivot.

Tender closes 12.00pm Tue 8 Nov 2022
View By appointment
Web pb.co.nz/AR109251

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Mayfield 95 Lismore Mayfield Road



New Listing

20.07 ha - Dairy support or first farm

A well presented small farm opportunity with reliable and efficient pivot irrigation, excellent infrastructure and family home. A complete package for buyers searching for a heifer grazing, calf rearing, beef or first farm with the ability to diversify into multiple livestock or arable options. Great location within walking distance of the Mayfield township close to school and services.

Tender closes 12.00pm Tue 1 Nov 2022
View By appointment
Web pb.co.nz/AR104442

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Ashburton 114 Elgin Road



New Listing

29.94 ha - Quality home & land package

A quality small farm located in the highly regarded Elgin area, a short distance from all Ashburton services and amenities. Featuring a modern well appointed 350 m2 homestead with spell bounding mountain views, excellent features and chattels. Excellent paddock subdivision, sheds, yards and second dwelling make this an excellent opportunity to add to existing farms.

Tender closes 12.00pm Wed 2 Nov 2022
View By appointment
Web pb.co.nz/AR12432

Methven 319 Methven Chertsey Road



New Listing

91 ha - Methven - Multiple farm options

Positioned close to the Methven Township, this is a farm holding primed for multiple land use options - arable, livestock, breeding or finishing. Well presented and achieving consistent production the farm is in great heart. A change of farming practice opens up an exciting opportunity for purchasers to add to existing farm operations or as a standalone/first farm.

Tender closes 12.00pm Mon 7 Nov 2022
View By appointment
Web pb.co.nz/AR108101

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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

NEW LISTING/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 Web ID AUW3444319
View: Saturday, 10.45am - 11.15am

NEW LISTING/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!



Offers over: \$430,000 Web ID AUW3450012
View: Saturday, 11.30am - 12 noon

OPEN HOME



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!



Offers Over: \$725,000 Web ID AUW3389393
View: Saturday, 10am - 10.30am

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!



Offers over: \$520,000 Web ID AUW3445390
View: Saturday, 12.15pm - 12.45pm

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!



Deadline Sale: Closing 4pm, Tuesday, October 18 (unless sold prior) Web ID AUW3449919
View: Saturday, 1pm - 1.30pm



Solid Brick Home

137 Walnut Avenue, ALLENTON
This permanent material home is situated on a large tidy section of 814 square metres. It will appeal to many, whether it be a first home, a renovation project or an investment with subdivision potential. Conveniently located directly across the road from the Ashburton Domain and close to restaurants, shops, Ashburton Intermediate School and Ashburton College. There are two bedrooms with room for a third. Spacious kitchen with adjoining dining and a separate lounge heated by a lovely big log fire.

Single car garaging, carport and plenty of off-street parking. Don't delay and come and have a look for yourself, this opportunity could be yours!



Offers over: \$435,000 Web ID AUW3409411

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Angus Rollinson
027 503 6432

Laura George
022 063 9744

Cathy Corah
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Amanda Hunt
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VALUER

VALUER

ADMIN

PROPERTY MANAGER



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 AUV3376570



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 AUV3378030

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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!

3 bedrooms, 1 bathroom, 4 lock-up garages
Offers over: \$465,000 Web ID AUV3438844



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



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 AUV3358826



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 AUV3374655



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



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



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

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susie@mcleodre.co.nz



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



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.

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