

# GUARDIAN Property

November 3, 2022



REAL ESTATE IN MID CANTERBURY



## Time for a change 28 Gordons Road, Ashburton

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DETAILS **Overleaf**

### This week's open homes

**McLeod** REAL ESTATE

**SATURDAY**

- 10am - 10.30am ..... 9 Catherwood Avenue
- 10am - 10.30am ..... 6 Filey Place
- 10am - 10.30am ..... 121 Racecourse Road
- 10.45am - 11.15am ..... 161 Harrison Street
- 10.45am - 11.15am ..... 25 Middle Road
- 11am - 11.30am ..... 79 Chertsey Line Road
- 11.30am - 12 noon ..... 24 Wakanui Road
- 12 noon - 12.30pm ..... 69 Eton Street

**SUNDAY**

- 10.45am - 11.15am ..... 55 Wills Street
- 12.15pm - 12.45pm ..... 163A William Street

**Property Brokers**

**THURSDAY**

- 5.30pm - 6pm ..... 53 Harrison Street

**SATURDAY**

- 9.30am - 10am ..... 319 Havelock Street
- 9.45am - 10.15am ..... 3 Penbury Close
- 10am - 10.30am ..... 55 Grayburn Road
- 10am - 10.30am ..... 115 Trevors Road
- 10am - 10.30am ..... 61 Tarbottons Road
- 10.15am - 10.45am ..... 3 Millstream Lane

**SATURDAY**

- 10.45am - 11.15am ..... 3 Hefford Place
- 10.45am - 11.15am ..... 10 Kelburn Place
- 11am - 11.30am ..... 67 Racecourse Road
- 11am - 11.30am ..... 124 Bremners Road
- 11am - 11.30am ..... 64 Harrison Street
- 11.30am - 12 noon ..... 103 Oak Grove
- 11.45am - 12.15pm ..... 53 Harrison Street
- 11.45am - 12.15pm ..... 283 Wills Street
- 12.15pm - 12.45pm ..... 28 Gordons Road

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# Time for a change

## 28 Gordons Road, Allenton

Lifestyle living and close to town. Private and compelling. This near new property will satisfy many requirements. You enter into the heart of the home to a spacious, open and well appointed kitchen with scullery and large breakfast bar and flows to the exterior deck area. Separate living spaces at both sides of this kitchen area allows great space to relax and unwind. Heating here is by a log burner and heat pump. One end of the home incorporates two double bedrooms including the master.

Access to a patio, walk-in robe plus standard robe and ensuite with tiled shower. The two remaining bedrooms are located at the opposite end of the home along with the main bathroom and separate toilet. Heat pump in this area. The large double garage also houses the laundry and storage space. A well formed laneway leads to the property boundary and a large concrete area allows for great parking and flows into a two-bay Colorsteel pole shed. Lots of room on this section to add your own personal touch.



### Offers over:

\$950,000  
Offers to be presented on November 17 at 4pm

### Open Home:

Saturday, 12.15pm - 12.45pm

[pb.co.nz/AL110553](http://pb.co.nz/AL110553)

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## Allenton 53 Harrison Street



Open Home

### Quality detailing, superb location

Permanent material home, two living areas with large covered patio for indoor outdoor entertaining. Three generous bedrooms plus sleep out for fourth bedroom, home office or hobby area. Gully kitchen featuring stainless bench top, induction stove, ample storage and stunning garden/street views. Stylish new bathroom, new hot water cylinder, central log fire with heat transfer.

**For Sale** Buyers \$715,000+  
**View** Thu 3 Nov 5.30 - 6.00pm  
Sat 5 Nov 11.45 - 12.15pm  
**Web** pb.co.nz/AU108835

3 1 2 2

## Ashburton 319 Havelock Street



Open Home

### So close to town

A perfect opportunity to secure yourself a standalone double glazed townhouse located so close to town and within walking distance to the Doctors, shops, restaurants and all amenities that central Ashburton offers. Situated well for the sun, the kitchen/dining and living area is heated by a near new heat pump, has new LED lights and feels very spacious.

**For Sale** Buyers \$398,000+  
**View** Sat 5 Nov 9.30 - 10.00am  
**Web** pb.co.nz/AU109190

2 1 1

## Lake Hood 3 Penbury Close



Open Home

### Slice of paradise

Deadline Sale closing 4pm Wednesday 9th November 2022.

Be part of the unique atmosphere that is Lake Hood. This modern home has access to a sheltered beach area to relax and unwind while providing a home that is appealing not only in appearance but also in what it has to offer. The master bedroom is on the upper level with ensuite and walk in robe.

**For Sale** Buyers \$930,000+  
**View** Sat 5 Nov 9.45 - 10.15am  
**Web** pb.co.nz/AU106269

3 2 2

## Ashburton 55 Grayburn Road



Open Home

### Your place in the country awaits

Perfect opportunity to secure yourself an 8950 sqm lifestyle property situated in the popular Northeast Ashburton-Newlands lifestyle area. With three paddocks there is room for horses, a few livestock or to add further sheds/storage. The modern 310m2 home has all the requirements for quality lifestyle living. Four large bedrooms plus an office, the master having a large ensuite and even ...

**Deadline Sale** closes 12.00pm Wed 16 Nov 2022  
**View** Sat 5 Nov 10.00 - 10.30am  
**Web** pb.co.nz/AL109061

4 2 2 4

## Hampstead 115 Trevors Road



Open Home

### Something special here

Not often does a property like this come along, a spacious modern home with the bonus of a large shed, perfect for extra garaging, storage and a workshop. Built in 2006, this much loved home provides relaxed easy living in a stunning park like setting. Everything about this home speaks space. The well appointed kitchen soaks up the morning sun, and flows on to the spacious open plan dining.

**For Sale** Buyers \$768,000+  
**View** Sat 5 Nov 10.00 - 10.30am  
**Web** pb.co.nz/AU97002

3+ 2 4

## 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 5 Nov 10.00 - 10.30am  
**Web** pb.co.nz/AU107265

4 2 2 2

## Allenton 3 Millstream Lane



Open Home

### Magnificent Millstream

Offers to be presented on 9th November 2022.

This captivating home with its own private garden oasis is situated in a secluded private lane. Built in 2001 it has been lovingly created with many unique features to give it the wow factor it enjoys today. The large sun-filled family kitchen/dining and living area has a relaxed feel to it with doors opening to the private patio complete with shade.

**For Sale** Buyers \$815,000+  
**View** Sat 5 Nov 10.15 - 10.45am  
**Web** pb.co.nz/AU109449

4+ 2 2 2+

## Allenton 3 Hefford Place



Open Home

### Something special

This family home has been well loved and is now looking for new owners. Constructed of klinker bricks it is appealing in its own right. Three bedrooms and a main bathroom with shower, bath and vanity. The toilet is separate as is the laundry and these areas are adjacent to each other with connecting doors. The main living area of the home has an updated kitchen with great dining space.

**For Sale** Buyers \$530,000+  
**View** Sat 5 Nov 10.45 - 11.15am  
**Web** pb.co.nz/AU108814

3 1 2

## Tinwald 10 Kelburn Place



Open Home

### Worth the wait

Deadline sale closing 4pm Thursday 10th November 2022.

This modern home gives you the feel of country living- sited on the edge of a new subdivision on a large rear section. A quality build of brick veneer with some nice cedar touches. The entry foyer opens out to a bright and sunny family/dining and the internal kitchen with scullery. Well appointed and with a log burner plus a heat pump.

**For Sale** Buyers \$920,000+  
**View** Sat 5 Nov 10.45 - 11.15am  
**Web** pb.co.nz/AU109895

3+ 2 2 3

## Allenton 67 Racecourse Road



Open Home

### Family home with options

This much loved family home has been enjoyed by the current owners for nearly thirty years, it's time for them to move and for new owners to come in and make it their own. Sitting on a section of 1497sqm opposite Ashburton Racecourse, there are huge opportunities here. This solid warm three bedroom home has an open plan dining with extended living space.

**Deadline Sale** closes 4.00pm Thu 3 Nov 2022  
**View** Sat 5 Nov 11.00 - 11.30am  
**Web** pb.co.nz/AU109426

3 1 2

## Ashburton 124 Bremners Road



Open Home

### 1.03 ha - Lifestyle oasis - Newlands

Set on a beautifully established 1.03 Ha section with mature trees and gardens is a home and lifestyle package that will immediately appeal. A well-appointed large double-glazed family home with modern kitchen complete with South African slate flooring, which opens onto a sunny deck and large swimming pool. The adjacent spacious lounge features heating by a compliant log burner.

**Deadline Sale** closes 12.00pm Thu 17 Nov 2022  
**View** Sat 5 Nov 11.00 - 11.30am  
**Web** pb.co.nz/AL110376

4 2 1 4

## Allenton 64 Harrison Street



Open Home

### Spread your wings - five bedrooms!

Offers to be presented on 8th November 2022.

Open plan cooks kitchen/dining/living area with double glazed bi-fold doors opening to a private patio area ideal for those warm summer days. Five bedrooms, master with modern ensuite and large walk in robe. This home has been extended with modernised utility areas. The home is well heated with a log burner, heat pump, some underfloor heating.

**For Sale** Buyers \$580,000+  
**View** Sat 5 Nov 11.00 - 11.30am  
**Web** pb.co.nz/AU11810

5 2 1+

## Ashburton 103 Oak Grove



Open Home

### Perfect setting

Character bungalow on a prestigious section with manicured gardens. Outlook over our wonderful domain and playing fields. Three bedrooms with the master being large and also linked to the main bathroom. Shower, bath, vanity and toilet with another separate toilet adjacent to the laundry in the rear porch area. Enjoy the views while preparing the evening meal in the kitchen.

**Deadline Sale**  
**View** Sat 5 Nov 11.30 - 12.00pm  
**Web** pb.co.nz/AU109691

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 5 Nov 11.45 - 12.15pm  
**Web** pb.co.nz/AU107439

4 2 1 2

## Ashburton 28 Gordons Road



Open Home

### Time for a change

Offers to be presented on 17th November at 4pm.

Lifestyle living and close to town. Private and compelling. This near new property will satisfy many requirements. You enter into the heart of the home to a spacious, open and well appointed kitchen with scullery and large breakfast bar and flows to the exterior deck area. Separate living spaces at both sides of this kitchen area.

**For Sale** Buyers \$950,000+  
**View** Sat 5 Nov 12.15 - 12.45pm  
**Web** pb.co.nz/AL110553

4 2 2 2

## Trott's Garden 371 Racecourse Road



New Listing

### 4.0ha- "Garden of significance"

Trott's Garden is renowned garden of international acclaim and won numerous awards. Formal English gardens segmented by hedges into various styles, water gardens and woodlands. The property has simple open spaces bordered with trimmed hedging, incredible perennial borders, extensive knot gardens, exotic specimen trees, rhododendron plantings throughout the garden.

**Tender** closes 12.00pm Wed 30 Nov 2022  
**View** By appointment  
**Web** pb.co.nz/AL107431

4 1 2 1

## NEW LISTING/OPEN HOME



### Dream Big

**55 Wills Street, ASHBURTON**  
Have you ever dreamt of buying a villa and designing a beautiful home for you and your family? Here is an opportunity to own a spacious villa in a superb location and walking distance to the Ashburton Domain.  
Three fabulous size bedrooms, two living rooms and spacious kitchen with bifold windows.  
Sunny deck to relax on to entertain family and friends.

Four-car garaging, great 1014m2 size section. We are looking for new owners, so don't delay make contact and come view.

**Price:** \$545,000 **Web ID** AUW3487470  
**View:** Sunday, 10.45am - 11.15am

## NEW LISTING/OPEN HOME



### Brand New And Waiting For You

**163A William Street, ASHBURTON**  
This brand new build is now wanting new owners. A private property with indoor-outdoor flow. The property has two bathrooms and three double bedrooms, master has en suite plus sliding door onto the backyard.  
Open plan living area with sliding door, heated with a heat pump.  
A fabulous style kitchen with modern features and ample storage. Room for the double fridge and a corner pantry.  
The garage is a generous size with loft storage.

Tucked in the rear of the garage is the laundry. Easy care section with new landscaping and concrete paths surround the property for easy access.

**Offers Over:** \$655,000 **Web ID** AUE3125730  
**View:** Sunday, 12.15pm - 12.45pm

## NEW LISTING/OPEN HOME



### Character Beauty

**24 Wakanui Road, HAMPSTEAD**  
Do not miss your opportunity to view this gorgeous family home.  
With three bedrooms and numerous options for living this property will appeal to the most discerning family.  
There are too many classic features here to mention but do include ornate fireplaces and beautifully inbuilt furniture.  
A separate laundry, workshop, hobby room and double garage make this property extra attractive.  
Two heat pumps and a log burner plus some

underfloor heating keep the whole family comfortable year round.  
Perfectly placed on an extra spacious established family sized section both the kids and the pets will be impressed.  
Phone now to view.

**Deadline Sale:** Closing 4pm, November 30, 2022 (unless sold prior) **Web ID** AUE3482309  
**View:** Saturday, 11.30am - 12 noon

## OPEN HOME



### Opportunity Knocks!

**69 Eton Street, HAMPSTEAD**  
Don't look past an opportunity that allows you to choose your own path! With options of subdividing, buying your first home or investing, 69 Eton has come up with the goods!  
Set on a 916m2 section you will find a split level stone home with three double bedrooms.  
You will enjoy preparing meals in the modernised kitchen and there's plenty of room for the family in the spacious lounge that is made cosy with the free-standing log burner.  
Keep that home handyman or woman happy with

the large garage with games room or workshop attached.  
You can relax when the children or pets are outside as the section is fully fenced.  
Don't delay with this one.  
Call today!

**Deadline Sale:** Closes 4pm, November 23, 2022 (unless sold prior) **Web ID** AUE3478119  
**View:** Saturday, 12 noon - 12.30pm

## 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, 10.45pm - 11.15pm

## 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!

**Offers over:** \$815,000 **Web ID** AUW3449919  
**View:** Saturday, 10am - 10.30am

## 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.  
One 2464m<sup>2</sup> title with spacious grounds, swimming pool and excellent storage sheds.

**By Negotiation** **Web ID** CU3029266  
**View:** Saturday, 11am - 11.30am

## 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.

**By Negotiation** **Web ID** AUW3358826  
**View:** Saturday, 10am - 10.30am

<b>Clark McLeod</b> 027 432 2194 CONSULTANT / VALUER	<b>Dulcie Ellis</b> 027 629 3260 CONSULTANT	<b>Sarah Grieve</b> 027 308 4461 CONSULTANT	<b>Mark Lemon</b> 027 339 6665 CONSULTANT / VALUER	<b>Susie McLeod</b> 021 668 783 CONSULTANT	<b>Roger Burdett</b> 021 224 4214 CONSULTANT	<b>Angus Rollinson</b> 027 503 6432 VALUER	<b>Laura George</b> 022 063 9744 VALUER	<b>Cathy Corah</b> 03 308 0027 ADMIN	<b>Amanda Hunt</b> 03 308 0027 PROPERTY MANAGER
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### 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



### 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



#### 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



#### 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



#### Ideal Lifestyle Opportunity

**Lot 4, 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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#### 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.

By Negotiation Web ID ACS3401118

#### Central Retail Space

**65 Tancred Street, ASHBURTON**  
Situated right in the heart of Ashburton's CBD, this 84.65m<sup>2</sup> 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

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