

# GUARDIAN Property

December 01, 2022



REAL ESTATE IN MID CANTERBURY



## Luxury lake lifestyle 14 Farmstead Lane

Proudly marketed by **Property Brokers**

DETAILS **Overleaf**

### This week's open homes

#### McLeod REAL ESTATE

##### SATURDAY

10.00am - 10.30am ..... 55 Wills Street  
 10.00am - 10.30am ..... 17 Woodham Drive  
 10.45am - 11.15am ..... 163A William Street  
 1.00pm - 1.30pm... 1 Torbay Avenue, Huntingdon  
 2.30pm - 3.00pm ..... 141A Bowen Street, Rakaia

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##### THURSDAY

12.30pm - 1.15pm ..... 58 Elizabeth Street  
 5.30pm - 6.15pm ..... 48 Wolseley Road

##### FRIDAY

12.30pm - 1.15pm ..... 6 Johnstone Street

##### SATURDAY

9.00am - 9.30am ..... 131B Walnut Ave  
 9.30am - 10.00am ..... 319 Havelock Street  
 9.30am - 10.00am ..... 14 Davidson Street  
 9.45am - 10.15am ..... 53 Harrison Street  
 10.00 am - 10.30am ..... 41 Oxford Street  
 10.00 am - 10.30am ..... 10 Davidson Street  
 10.00 am - 10.30am ..... 104 Wills Street  
 10.45am - 11.15am ..... 94 Park Street

10.45am - 11.15am ..... 16 Glassey Drive  
 10.45am - 11.15am ..... 7 Philip Street  
 10.45am - 11.15am ..... 103 Oak Grove  
 11.00am - 11.30am ..... 7 Pattons Road  
 11.30am - 12 noon ..... 14 Farmstead Lane  
 11.30am - 12 noon ..... 2/108 Chalmers Avenue  
 11.30am - 12 noon ..... 81 Alford Forest Road  
 12.15 pm - 12.45pm ..... 63 Walnut Avenue  
 12.30pm - 1.00pm ..... 12 Torbay Avenue  
 1.15pm - 1.45pm ..... 3 Penbury Close

##### SUNDAY

10.00 am - 10.30am ..... 22 Hakatere Drive  
 10.30am - 11.00am ..... 14 Hakatere Drive  
 11.15am - 11.45am ..... 11/1242 River Road  
 11.15am - 11.45am ..... 19/1242 River Road

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# Luxury lake lifestyle

## 14 Farmstead Lane

A stylish executive home on 4452sqm overlooking the popular Lake Hood.

The home features a raked ceiling through the kitchen dining living area, also a second lounge with both areas opening to a large deck with superb views.

There are five spacious

bedrooms, two with ensuites and also an office nook.

The home has a large kitchen with walk-in pantry and is heated by a logburner, heat pump, along with underfloor heating in the three bathrooms. This quiet cul-de-sac is the perfect haven.

Call for an appointment to view.



### Deadline sale

Offers to be presented by December 19 at 3pm

### Open Home:

Saturday, 11.30am - 12pm

[pb.co.nz/AL110165](http://pb.co.nz/AL110165)

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**NEW LISTING**

**Tucked Away**

**21C Nelson Street**  
 This private town house which is tucked away on Nelson Street is beautifully presented with a lovely outdoor area and gardens. A spacious open plan kitchen, dining and living space which flows out to the private patio and easy care yard. Three bedrooms, all with built in wardrobes. A jack 'n' jill bathroom opening into the master bedroom plus a separate toilet with hand basin. Double glazing and heat pump.



**OPEN HOME**

This lovely property ticks all your boxes with an internal access double garage and is fully fenced. Walking distance to the town centre.

3 beds, 1 bath, 2 cars  
**Price:** \$545,000 **Web ID** AUE3535905



**OPEN HOME**

**1 Torbay Avenue, Huntingdon**  
 Don't miss the opportunity to purchase this piece of paradise at Lake Hood. With building costs increasing and the builders being so busy, don't delay this viewing. Fabulous lifestyle living at the lake and only minutes away from Ashburton township this home could be perfect for you and your family. Open plan modern kitchen and dining/living room with heat pump and log burner. Separate lounge to escape to if needed.



**A Piece of Paradise**

Four double bedrooms, master with en suite and WIR and sliding doors opening to a patio area. Established gardens and a work shed suitable for many uses will impress! Stunning barbecue area for entertaining friends and family. Don't delay your viewing!

4 beds, 2 baths, 2 cars  
**Offers over:** \$775,000 **Web ID** AUH3526000  
**View:** Saturday 3, 1.00pm - 1.30pm



**OPEN HOME**

**Dream Big**

**55 Wills Street, ASHBURTON**  
 Here is an opportunity to own a spacious villa in a superb location within walking distance to the Ashburton Domain and town centre. Three fabulous size bedrooms, two living rooms and spacious kitchen with bifold windows. Gas cooktop and electric oven. Two log burners and HRV system. Sunny deck to relax on to entertain family and friends. Four car garaging and a great 1014m2 size section.

**Price:** \$545,000 **Web ID** AUW3487470  
**View:** Saturday 3, 10.00am - 10.30am



**OPEN HOME**

**Cosy and Quiet**

**17 Woodham Drive, ALLENTON**  
 This lovely two bedroom home is situated in a quiet cul-de-sac. Kitchen has ample storage with heat pump and log burner in the lounge room and sliding door opening to veranda. Two double bedrooms with built-in wardrobes. Bathroom with bath, shower and vanity, separate toilet, separate laundry. Single car garage with a shared driveway, fully fenced.

**Offers Over:** \$440,000 **Web ID** AUW3493382  
**View:** Saturday 3, 10.00am - 10.30am



**OPEN HOME**

**Brand New And Waiting For You**

**163A William Street, ASHBURTON**  
 This brand new build is now ready for new owners. The home has two bathrooms and three double bedrooms, master with en suite. Open plan living heated with a heat pump. Fabulous style kitchen with modern features and ample storage. The garage is a generous size with loft storage and laundry. Easy care section with new landscaping and concrete paths for easy access.

**Price** on Application **Web ID** AUE3125730  
**View:** Saturday 3, 10.45am - 11.15am



**OPEN HOME**

**Don't Miss This One!**

**141A Bowen Street, RAKAIA**  
 Ready for a change or to buy yourself your first home? A fabulous opportunity to buy a four bedroom home, three doubles, one single, all with built-in wardrobes. Open plan kitchen with indoor / outdoor flow. Large family size deck, new fencing and new carpets throughout the house. One bathroom, separate toilet and separate laundry cupboard. Ample off-street parking and fully fenced.

**Offers Over:** \$465,000 **Web ID** RU3499416  
**View:** Saturday 3, 2.30pm - 3pm



**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 stone home with three double bedrooms plus a large garage with games room or workshop attached. Call today!

**By Negotiation** **Web ID** AUE3478119



**Character Beauty**

**24 Wakanui Road, HAMPSTEAD**  
 Do not miss your opportunity to view this gorgeous family home on an 1868m2 section. Many classic features including ornate fireplaces and beautifully in-built furniture. With three bedrooms and numerous options for living this property will appeal to many. Two heat pumps, log burner plus some underfloor heating. A workshop and hobby room added attractions.

**By Negotiation** **Web ID** AUW3482309



**A Family Dream Opportunity**

**121 Racecourse Road, ALLENTON**  
 Set on a beautifully established 2786m2 section sits this well-appointed large family home. Six bedrooms, two bathrooms and two toilets in the home, one bedroom sleepout with bathroom and toilet. Bright and sunny kitchen with all the modern conveniences is central to the spacious living and dining. Three heat pumps, two in the home, one in the sleepout. Double garage, large spacious garden shed and separate workshop.

**Offers over:** \$815,000 **Web ID** AUW3449919



**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



**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. Kitchen with pantry and dining area are open plan plus a separate sunny living room. Large separate laundry and fabulous attached bonus room, for those who want to work from home this is possibly the perfect place, your new working space could be right here.

**Offers over:** \$630,000 **Web ID** AUW3444319



**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** AR3100427

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|--|---|---|--|--|--|--|---|--|---|

## Allenton 131B Walnut Avenue

Open Home



### Modern with superb location

Only six years old, this modern two bedroom townhouse is privately tucked away, across from the Ashburton Domain. Spacious open plan living featuring entertainers kitchen, great storage and central island, sunny north/west facing lounge with heat pump and sliding doors out to patio and easy care backyard with pop-up irrigation. Two large bedrooms, master with triple wardrobing.

**For Sale** Buyers \$590,000+  
**View** Sat 3 Dec 9.00 - 9.30am  
**Web** pb.co.nz/AU111591

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## Allenton 14 Davidson Street

Open Home



### Hidden haven for entertaining

Enjoy the peacefulness, privacy and security this property offers not only for families and professionals but also for entertainers with living areas interconnecting and opening through French doors to the garden area complete with shade sails. Three large double bedrooms all with robes, separate laundry, toilet and bathroom with large vanity and shower. There is great storage throughout.

**For Sale** Buyers \$528,000+  
**View** Sat 3 Dec 9.30 - 10.00am  
**Web** pb.co.nz/AU111398

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## Allenton 53 Harrison Street

Open Home



### Vendors downsizing

Our vendors are motivated and ready for new owners to take over this spacious property in the heart of Allenton. With its two large living areas, spacious three bedrooms plus sleepout, this home has been lovingly improved over the years featuring double glazing, three heat pumps, central log fire with heat transfer, new bathroom and family sized hot water cylinder.

**For Sale** Buyers \$695,000+  
**View** Sat 3 Dec 9.45 - 10.15am  
**Web** pb.co.nz/AU108835

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## Allenton 10 Davidson Street

Open Home



### A home to impress

Offers to be presented Wednesday 7 December.

This immaculately presented home in Allenton offers much more than just good looks! New carpet and repainted interior mean the best years are still yet to come for this property. Four double bedrooms are complemented by large robes and the office with built in furniture is a bonus as could also be used as a second living area.

**For Sale** Buyers \$682,000+  
**View** Sat 3 Dec 10.00 - 10.30am  
**Web** pb.co.nz/AU112970

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## Ashburton 104 Wills Street

Open Home



### Sunny, modern and central

Deadline Sale closing 19th December 2022 (unless sold prior)

Just the spot... set on a corner section only a couple of blocks to town this spacious unit is well laid out to capture plenty of sunshine. Open-plan living with a modernised kitchen and opening out to the private garden area. Two very large double bedrooms with built-in robes, modernised bathroom, double glazing plus a heat pump. ...

**For Sale** Buyers \$545,000+  
**View** Sat 3 Dec 10.00 - 10.30am  
**Web** pb.co.nz/AU112294

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## Ashburton 94 Park Street

Open Home



### Central charm

Occupying the prized front spot, this immaculate townhouse really represents the ultimate in practical, easy-care living. Perfectly positioned so close to town, churches and amenities this fabulous property is so easy to love! Two double bedrooms provide large in-built wardrobes and are complemented by an updated bathroom with shower, vanity and laundry facilities.

**For Sale** Buyers \$360,000+  
**View** Sat 3 Dec 10.45 - 11.15am  
**Web** pb.co.nz/AU112536

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## Allenton 16 Glassey Drive

Open Home



### Modern character

A superb property with plenty of appeal- character throughout with T & G ceilings, bridgebeams and loads of charm. Modern open plan kitchen/dining stepping down to the lounge which opens to the courtyard. Enjoy the second living area which opens through to the spa/gym room.

**For Sale** Buyers \$730,000+  
**View** Sat 3 Dec 10.45 - 11.15am  
**Web** pb.co.nz/AU111634

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## Ashburton 7 Philip Street

Open Home



### Modernised character and charm

Offers presented 14th December 2022

If you are looking for a home with character with classic period features that has been updated with modern comforts, then look no further. This stunning substantial villa has had a comprehensive list of modifications to make this home extremely attractive.

**For Sale** Buyers \$710,000+  
**View** Sat 3 Dec 10.45 - 11.15am  
**Web** pb.co.nz/AU111752

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## Allenton 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.

**For Sale** By Negotiation  
**View** Sat 3 Dec 10.45 - 11.15am  
**Web** pb.co.nz/AU109691

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## Mount Somers 7 Pattons Road

Open Home



### Living the dream

Start living your dream in this thoughtfully designed home with family and the great outdoors in mind. Situated in a growing community, this property is only three years old and features four bedrooms, master with en-suite and WIR, insulation upgrades throughout and offers central kitchen overlooking open plan living with log fire and access to large wrap around deck for entertaining.

**For Sale** Buyers \$678,000+  
**View** Sat 3 Dec 11.00 - 11.30am  
**Web** pb.co.nz/AU109840

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## Lake Hood 14 Farmstead Lane

Open Home



### Luxury lake lifestyle

A stylish executive home on 4452sqm overlooking the popular Lake Hood. The home features a raked ceiling through the kitchen dining living area, also a second lounge with both areas opening to a large deck with superb views. There are five spacious bedrooms, two with ensuites and also an office nook.

**Deadline Sale** closes 3.00pm Mon 19 Dec 2022  
**View** Sat 3 Dec 11.30 - 12.00pm  
**Web** pb.co.nz/AL110165

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## Hampstead 2/108 Chalmers Avenue

Open Home



### Nest or invest

Positioned amongst a group of 5 units, this very tidy 2 bedroom unit is sparkling and is a great little investment located just a short stroll to the centre of Ashburton town, ideal for downsizing to a low maintenance, permanent material property with minimal ground or an investment to add to your portfolio.

**For Sale** Buyers \$265,000+  
**View** Sat 3 Dec 11.30 - 12.00pm  
**Web** pb.co.nz/AU105046

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## Allenton 81 Alford Forest Road

Open Home



### Consider this

Wanting something private and with quiet surroundings. This property is positioned at the end of a driveway and will surprise many with its outlook. Sited so it makes maximum use of the sun to help maintain the warmth of this family sized home. The updated kitchen shares generous space with the dining area which flows out to a great patio and lawn area.

**For Sale** Buyers \$575,000+  
**View** Sat 3 Dec 11.30 - 12.00pm  
**Web** pb.co.nz/AU112348

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## Allenton 63 Walnut Avenue

Open Home



### Parkside gem

Offers to be presented 14th December 2022

Positioned perfectly to overlook our beautiful Ashburton Domain, this attractive Oamaru stone townhouse has been immensely enjoyed by it's current owner, but it's time for new owners to make it their own. The open plan kitchen, dining and lounge areas all have lovely views to the park, the lounge being an excellent size has access to an outdoor area.

**For Sale** Buyers \$495,000+  
**View** Sat 3 Dec 12.15 - 12.45pm  
**Web** pb.co.nz/AU110613

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## Lake Hood 12 Torbay Avenue

Open Home



### Your lake living begins now

If it's your dream to live on the canal at Lake Hood, enjoy gorgeous sunrises and sunsets, your journey can begin right here. This stylish nine year old 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 canal views and enjoy the private and sheltered patio area complete with sail.

**For Sale** Buyers \$828,000+  
**View** Sat 3 Dec 12.30 - 1.00pm  
**Web** pb.co.nz/AU113181

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## Lake Hood 3 Penbury Close

Open Home



### Slice of paradise

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** By Negotiation  
**View** Sat 3 Dec 1.15 - 1.45pm  
**Web** pb.co.nz/AU106269

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