

# GUARDIAN Property

December 15, 2022



REAL ESTATE IN MID CANTERBURY



## Cottage with big heart

34 Wellington Street

Proudly marketed by **Property Brokers**

DETAILS **Overleaf**

### This week's open homes

#### Property Brokers <sup>B</sup>

##### SATURDAY

10am - 10.30am ..... 104 Wills Street  
 10am - 10.30am ..... 81 Alford Forest Road  
 10.15am - 10.45am ..... 5 Manse Place  
 10.15am - 10.45am ..... 330 Havelock Street  
 10.45am - 11.15am ..... 11 Havelock Street

##### SATURDAY

11am - 11.30am ..... 18 Johnstone Street  
 11am - 11.30am ..... 34 Wellington Street  
 11am - 11.30am ..... 6 Johnstone Street  
 11.45am - 12.15pm ..... 14 Farmstead Lane  
 12.15pm - 12.45pm ..... 7 Pattons Road

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# Cottage with big heart

**34 Wellington Street**

Looking for a character property on a large 1012sqm corner section?

Then look no further! Freshly painted lounge with compliant log fire and LED lights, two spacious bedrooms, updated kitchen with great storage and built-in breakfast bar nook, ideal for drinking your morning coffee.

Spacious bathroom, laundry and toilet facilities.

Fully fenced section with double gates for easy access to woodsheds and double garage with plenty of extra off street parking.

So what are you waiting for? Sign me up before Christmas and start your New Year in your own home.



**Offers over:**

\$365,000

Offers to be presented by December 20 at 2pm

**Open Home:**

Saturday, 11am - 11.30am

[pb.co.nz/AU14641](http://pb.co.nz/AU14641)

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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 17 Dec 10.00 - 10.30am  
**Web** pb.co.nz/AU112294

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## Allenton 81 Alford Forest Road



Open Home

### Consider this

Deadline Sale closing 14th December 2022.

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.

**For Sale** Buyers \$575,000+  
**View** Sat 17 Dec 10.00 - 10.30am  
**Web** pb.co.nz/AU112348

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## Hampstead 5 Manse Place



Open Home

### Private setting - good off street parking

Nicely presented and ready for the next lucky owners. A home nicely positioned to enjoy a private and secure setting where pets and children can run free. The kitchen/dining/living area and separate lounge both open out on to a substantial deck which makes the most of the excellent indoor outdoor flow. Three bedrooms offer space for the family.

**For Sale** Buyers \$595,000+  
**View** Sat 17 Dec 10.15 - 10.45am  
**Web** pb.co.nz/AU113568

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## Ashburton 330 Havelock Street



Open Home

### Work relocation calls

Making this property their own with stylish new flooring downstairs and carpeted upstairs, large new heat pump, easy care gardens with ready lawn soon to be laid, our vendors are reluctantly relocating closer to work, giving you the chance to enjoy their improvements.

**Deadline Sale** closes 2.00pm Fri 13 Jan 2023  
**View** Sat 17 Dec 10.15 - 10.45am  
**Web** pb.co.nz/AU109006

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## Ashburton 11 Havelock Street



Open Home

### Top townhouse - top location

Offers to be presented 19th December at 3pm. Brand new centrally located townhouse. This home has a welcoming entranceway/foyer which leads into the spacious open plan kitchen/dining/living area capturing loads of sun and including a large office/hobbies nook. There are street views out across the reserve from the well-appointed kitchen.

**For Sale** Buyers \$710,000+  
**View** Sat 17 Dec 10.45 - 11.15am  
**Web** pb.co.nz/AU113171

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## Tinwald 18 Johnstone Street



Open Home

### To wait - may be too late

If you are seeking a quality three bedroom home on an easy care secure section, which is set nicely for the sun and offering excellent indoor outdoor living, then your search is over. Spacious living area, two quality bathrooms (main and ensuite) both offering loads of space. Plenty of wardrobe and storage areas and a well thought out 7 x 7m garage to house those slightly bigger vehicles.

**For Sale** Buyers \$628,000+  
**View** Sat 17 Dec 11.00 - 11.30am  
**Web** pb.co.nz/AU14377

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## Tinwald 6 Johnstone Street



Open Home

### The hunt is over

Situated on a wonderfully sunny corner site with a pleasant outlook this two bedroom townhouse is a must to view. The spacious and functional dining/living area is heated nicely by a floor mounted heat pump. The kitchen has ample storage and a lovely view out to the street. Set nicely for the sun with internal access to garage with an auto door, large laundry and storage area.

**For Sale** Buyers \$395,000+  
**View** Sat 17 Dec 11.00 - 11.30am  
**Web** pb.co.nz/AU104751

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## Hampstead 34 Wellington Street



Open Home

### Cottage with big heart

Looking for a character property on a large 1012sqm corner section? Then look no further! Freshly painted lounge with compliant log fire and LED lights, two spacious bedrooms, updated kitchen with great storage and built in breakfast bar, ideal for drinking your morning coffee. Spacious bathroom, laundry and toilet facilities. Fully fenced section with double gates for easy access to ...

**For Sale** Buyers \$365,000+  
**View** Sat 17 Dec 11.00 - 11.30am  
**Web** pb.co.nz/AU14641

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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. Built in 2022 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 and the master has a walk in wardrobe to suit even the most ardent shopper.

**Deadline Sale** closes 3.00pm Mon 19 Dec 2022  
**View** Sat 17 Dec 11.45 - 12.15pm  
**Web** pb.co.nz/AL110165

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## Mount Somers 7 Pattons Road



Open Home

### Life balance at Mt Somers

Start living your dream in this thoughtfully designed home with family and the great outdoors in mind. Only three years old, this home offers four bedrooms; master with en-suite and WIR, central kitchen overlooking open plan living with large wrap around deck for entertaining, tunnel houses, raised veggie gardens, fruit trees and chicken run for sustainable living.

**For Sale** Buyers \$678,000+  
**View** Sat 17 Dec 12.15 - 12.45pm  
**Web** pb.co.nz/AU109840

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## Allenton 27 Turton Street



### Light and bright

Do not miss your opportunity to secure this fabulous front unit of four. Located in the Allenton area this light and bright unit will meet all your needs. With Allenton School, Allenton Kindergarten and the Allenton Shopping Centre just moments away you are certainly in the perfect position.

**For Sale** Buyers \$348,000+  
**View** By appointment  
**Web** pb.co.nz/AU112542

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## Allenton 16 Glassey Drive



### 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** By appointment  
**Web** pb.co.nz/AU111634

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## Allenton 10 Davidson Street



### A home to impress

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** By appointment  
**Web** pb.co.nz/AU112970

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## Ashburton 7 Philip Street



### Modernised character and charm

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. There are three spacious bedrooms, an open plan kitchen and dining area that opens to a large deck through gorgeous French doors.

**For Sale** Buyers \$710,000+  
**View** By appointment  
**Web** pb.co.nz/AU111752

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## Mount Somers 8 Hoods



New Listing

### Stronechruvie - FHGC

Stronechruvie Mt Somers offers purchasers a boutique restaurant & accommodation destination nestled in the Mid Canterbury foothills and adjacent to the inland tourist highway (SH72). Consisting of 8 motel units, a la carte restaurant, bar & bistro, manager-owners residence on a spacious and landscaped 1.0772 ha section with mountain and rural views.

**For Sale** By Negotiation  
**View** By appointment  
**Web** pb.co.nz/AC113099

## Tinwald 4 Bryant Street



Sale

### Own over rent

Don't pay rent - here is a great place to run your business from. There is an office, smoko room and toilet facilities with a security system and heat pump approx. 33sqm which leads out to the clear span workshop of approx. 125sqm with high door access and new clear light giving good natural light. A 837sqm section with wide frontage allows good access and plenty of yard space.

**Deadline Sale** closes 3.00pm Mon 16 Jan 2023  
**View** By appointment  
**Web** pb.co.nz/AC111506



**NEW LISTING**

**Don't Delay This Opportunity**

**29 Burrowes Road, RAKAIA**  
This relocated home is ready for new owners. This is a fabulous opportunity to buy a four bedroom home, three doubles, one single, all with built-in wardrobes. Open plan modern kitchen/living area, double glazing and panel heaters, one bathroom, separate toilet, laundry positioned behind cupboard doors. Single car garage, with off street parking and easy care gardens. The home is positioned for the sun with a good size back yard for family and small pets.



Rakaia is central in proximity to many of Canterbury's sporting and tourist attractions and close to Christchurch. Mt Hutt is at your back doorstep for the snow enthusiasts and for those who love fishing or catching salmon in the nearby Rakaia River!



By Negotiation **Web ID** RUE3532975



**NEW LISTING**

**Fabulous Opportunity**

**17 Brucefield Avenue, NETHERBY**  
Fabulous location, walking distance to local shops, schools, Ashburton Domain and the Ashburton Showgrounds. This wee beauty is waiting for new owners with three double bedrooms, open plan new kitchen and living room heated with a log burner plus an outdoor covered area to relax in. Separate toilet, new bathroom and separate laundry room. Partially fenced, single carport and plenty of off-street parking.



The roof was replaced 2021. Ideal if you are looking for an opportunity to buy yourself your first home or increase your rental portfolio. Currently tenanted, (periodic), tenants would love to stay.



By Negotiation **Web ID** AUE3529744



**NEW LISTING**

**Thinking of Building in Methven?**

**Lot 156, Camrose Estate, METHVEN**  
Here is a fabulous opportunity to build your holiday or dream home in the stunning rural town of Methven. We have a section on offer in the popular Camrose Estate subdivision. Lot 156 is a generous 1080m2 bare land section. Title is expected April/May 2023 (to be confirmed). Opuke Thermal Pools and Spa is right on your doorstep. Don't miss this opportunity!

By Negotiation **Web ID** MU3549131



**Perfectly Finished**

**31 Willow Street, HAMPSTEAD**  
This newly renovated home has been finished to perfection and the neutral colours will appeal to many. Spacious open plan kitchen and living with bifold doors opening onto a sunny deck that flows onto the private and safe backyard. Just a two minute walk to the Beach Road shops and close to schools and preschools. Enquire today to view this wee gem.

Offers Over: \$395,000 **Web ID** AUE3524159



**Room For Everyone**

**138 Thomson Street, TINWALD**  
This gorgeous home offers so much with impressive off-street parking, a double car garage with internal access to the house and a double carport. Open plan kitchen/living room with double doors opening to an easy care backyard and a covered private entertaining area. Kitchen with double dish drawers, wall oven, cooktop plus a skylight. Four bedrooms, three doubles, built-in wardrobes, one single. A must view!

Offers Over: \$565,000 **Web ID** AUT3487447



**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.

Offers Over: \$655,000 **Web ID** AUE3125730



**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!

Offers Over: \$415,000 **Web ID** AUE3478119



**A Piece of Paradise**

**1 Torbay Avenue, HUNTINGDON**  
Fabulous lifestyle living at the lake, this could be perfect for you and your family. Open plan modern kitchen and dining/living room with heat pump and log burner plus a separate lounge to escape to. Four double bedrooms, master with en suite and WIR and sliding doors opening to a lovely patio area. Established gardens, stunning barbecue area plus a work shed!

Offers over: \$750,000 **Web ID** AUH3526000



**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



**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.

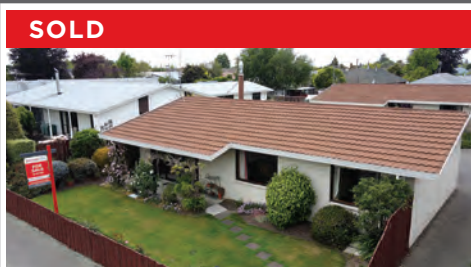
Offers Over: \$595,000 **Web ID** AUE3482309



**Fully Serviced Lifestyle**

**Lot 13 Meadowlands Green, ALLENTON**  
Stunning mountain views in a prime Racecourse Road location. This 4479m2 section benefits from all town services including water supply, low pressure sewer, fibre and power. All the benefits of a town property with space and rural surrounds. General covenants for this subdivision provide plenty of scope while standards are maintained to protect your investment. Title expected April 2023. Enjoy the peacefulness of rural living.

Price: \$365,000 **Web ID** ALW2535429



**SOLD**

**17 Woodham Street, ALLENTON**



**SOLD**

**161 Harrison Street, ALLENTON**

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