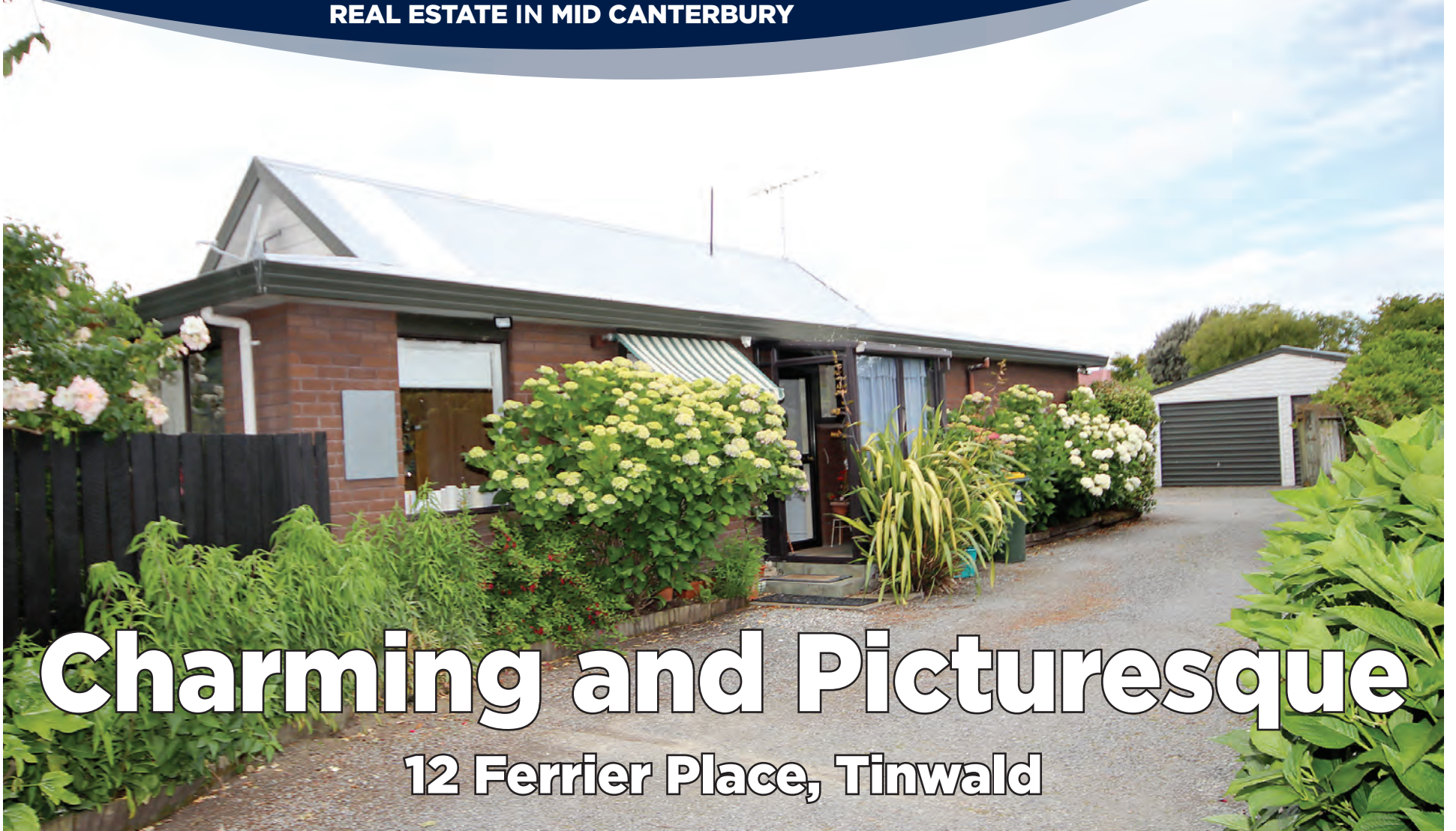


GUARDIAN Property

December 22, 2022



REAL ESTATE IN MID CANTERBURY



Charming and Picturesque

12 Ferrier Place, Tinwald

Proudly marketed by **McLeod Real Estate**

DETAILS **Overleaf**

Ho ho homes

Merry Christmas to all the new home owners and vendors of 2022



From the Guardian Property team

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NEW LISTING



Charming and Picturesque

12 Ferrier Place, Tinwald

Tucked away on Ferrier Place you will find this charming property with established trees, shrubs and roses, the garden is a true delight to wander around. The property has a double car garage and off-street parking. The backyard is suitable for family and pets to enjoy and is partly fenced. Open plan living room with

sliding door onto a sunny verandah for you to enjoy the quiet peaceful surroundings and overlook the gardens. Three good size double bedrooms and one bathroom. The open plan living room is a good size for entertaining family and friends. This property has been enjoyed and well loved by its current owner.



Price:
By Negotiation

Website ID AUT3558096



Dulcie Ellis
Phone 027 629 32 60

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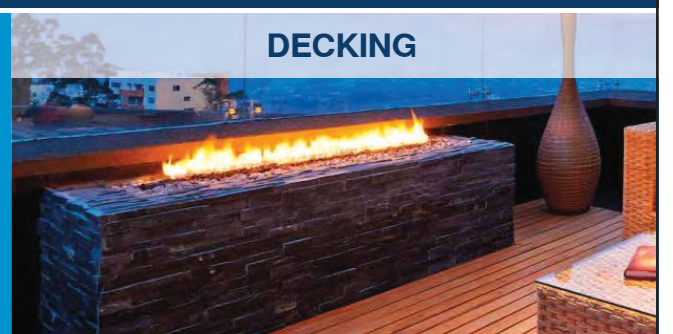
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Merry Christmas and Best Wishes for 2023 from the team at McLeod Real Estate Ltd



Don't Delay This Opportunity

29 Burrowes Road, RAKAIA

A relocated home is ready for new owners. 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. This home is positioned for the sun with a good size back yard.

By Negotiation

Web ID RUE3532975



Fabulous Opportunity

17 Brucefield Avenue, NETHERBY

Fabulous location, walking distance to local shops, schools, Ashburton Domain. 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.

By Negotiation

Web ID AUE3529744



Tucked Away

21C Nelson Street, HAMPSTEAD

Beautifully presented townhouse, 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, heat pump, internal access double garage and fully fenced.

Price: \$545,000

Web ID AUE3535905



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.

By Negotiation

Web ID AUE3125730



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



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



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



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



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.

By Negotiation

Web ID AUW3487470



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



Options Are Endless

79 Chertsey Line Road, CHERTSEY

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. This two storey building provides up to eight upstairs bedrooms and large bar and lounge downstairs. One 2464m2 title with spacious grounds, swimming pool and storage sheds. Excellent prominence from SH1.

By Negotiation

Web ID CU3029266



All About Location

6 Filey Place, ALLENTON

This four bedroom family property is located in a quiet cul-de-sac in Allenton. The open plan kitchen, dining and living room plus a separate lounge provides space for the whole family. The master has an en suite and walk-in robe. The other three bedrooms are all doubles and are serviced by a family bathroom and separate toilet. Ample storage and a separate laundry. There are two outdoor patio areas along with a gorgeous garden.

By Negotiation

Web ID AUW3389393



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

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