

# GUARDIAN Property

February 2, 2023



REAL ESTATE IN MID CANTERBURY



## Happy Future Here 19A Baker Street, Ashburton

Proudly marketed by **McLeod Real Estate**

DETAILS **Overleaf**

### McLeod REAL ESTATE

#### SATURDAY

10am - 10.30am .....	19A Baker Street
10am - 10.30am .....	121 Racecourse Road
10.45am - 11.15am .....	55 Wills Street
10.45am - 11.15am .....	68 Allens Road
11.30am - 12 noon .....	163A William Street
11.30am - 12 noon .....	24 Wakanui Road

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OPEN HOME



## Happy Future Here

### 19A Baker Street, Ashburton

Tucked away in a private rear section, this home is brand new and waiting for you.

A lovely open plan kitchen, fabulous for entertaining family and friends. The dining area has a gorgeous big window. Open plan living room with doors opening to a covered patio area.

This home is perfectly positioned for the sun and also heated with a heat pump. Three bedrooms all with built-in wardrobes plus two bathrooms. There is a separate toilet for your guests to use. The main bathroom has

shower, bath and vanity.

The WIR in the master bedroom is fitted with drawers and plenty of hanging space. The master bedroom has an en suite which is the perfect size. The master bedroom also has sliding doors onto a patio area.

There is a separate laundry which is designed beautifully with a working area and cupboards.

Good size double garage and off-street parking.

This property will be easy care allowing you to create your perfect oasis.



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**Offers Over:**

\$675,000

**Viewing:**

Saturday, 10am - 10.30am

Website ID AUW3376570



**Dulcie Ellis**

Phone 027 629 32 60

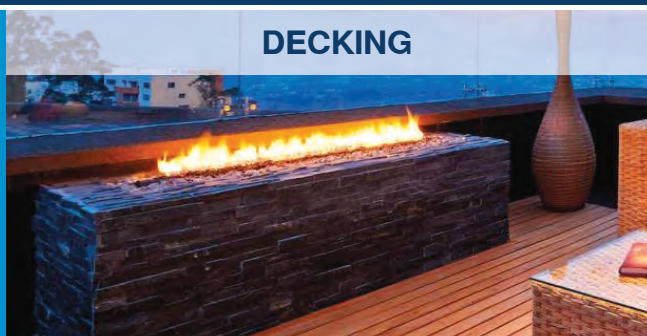
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**NEW LISTING**

**All About Family**

**148 Michael Street, RAKAIA**

This solid brick home is in the perfect location in Rakaia, close to the town boundary and near a rural setting. This home has a new modern kitchen, three bedrooms, two with built-in wardrobes, an open plan sunny living area, heated and cooled with a heat pump. Separate bathroom and separate toilet. The home is positioned well for the sunshine. There is lots of space for a family with a fully fenced property for small children and pets.



Fabulous off-street parking for extra vehicles, such as a camper van and trailer. Single car garage with internal access with laundry area. Call now to make arrangements to view this family home.

3 bedrooms, 1 bathroom, 1 garage

Offers over: \$490,000 Web ID RU3584878



**OPEN HOME**

**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  
View: Saturday, 10am - 10.30am



**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.

By Negotiation Web ID AUW3487470  
View: Saturday, 10.45am - 11.15am



**OPEN HOME**

**Picture Perfect**

**68 Allens Road, ALLENTON**

This lovely home is ideal for the family providing four bedrooms and secure grounds all within close proximity to Allenton School. This quality 1960s home provides comfortable living which includes double glazing, heat pumps, HRV plus log fire. Two bathrooms recently renovated with finishing to an excellent standard. North facing living with a covered outdoor entertaining area. Internal access garage with storeroom.

Offers over: \$675,000 Web ID AUW3564929  
View: Saturday, 10.45am - 11.15am



**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.

By Negotiation Web ID AUE3125730  
View: Saturday, 11.30am - 12 noon



**OPEN HOME**

**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  
View: Saturday, 11.30pm - 12 noon



**Fabulous Opportunity**

**17 Brucefield Avenue, NETHERBY**

Fabulous location, walking distance to local shops, schools and 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.

Price: \$395,000 Web ID AUE3529744



**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



**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



**Charming and Picturesque**

**12 Ferrier Place, TINWALD**

Open plan living room with a sliding door onto a sunny verandah for you to enjoy the quiet peaceful surroundings and overlook the gardens. Three good size bedrooms, one bathroom. The backyard is suitable for family and pets to enjoy. The property has a double car garage and off street parking.

Offers Over: \$479,000 Web ID AUT3558096



**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.

Offers Over: \$480,000 Web ID RUE3532975



**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 mid-year June 2023 (to be confirmed). Opuke Thermal Pools and Spa is right on your doorstep. Don't miss this opportunity!

By Negotiation Web ID MU3549131



**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



**NEW LISTING/FOR LEASE**

**Lease Options Considered**

**19 Range Street, ASHBURTON**

This well presented site has been prepared for lease with a newly compacted shingle surface and securely fenced. A total land area of approximately 4,000m2 provides plenty of space for vehicle manoeuvring or storage facilities. Development options available and all lease options considered.

By Negotiation Web ID ACL3584502



**SOLD**

**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.

<b>Clark McLeod</b> 027 432 2194 CONSULTANT / VALUER	<b>Dulcie Ellis</b> 027 629 3260 CONSULTANT	<b>Mark Lemon</b> 027 339 6665 CONSULTANT / VALUER	<b>Susie McLeod</b> 021 668 783 CONSULTANT	<b>Sarah Grieve</b> 027 308 4461 CONSULTANT	<b>Roger Burdett</b> 021 224 4214 CONSULTANT	<b>Laura George</b> 022 063 9744 VALUER	<b>Jess Cunliffe</b> 027 408 2241 VALUER	<b>Cathy Corah</b> 03 308 0027 ADMIN	<b>Anita Twamley</b> 03 308 0027 ADMIN
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