

# GUARDIAN Property

REAL ESTATE IN MID CANTERBURY

February 9, 2023



## Room For Everyone

138 Thomson Street, Tinwald

Proudly marketed by **McLeod Real Estate**

DETAILS **Overleaf**

**McLeod** REAL ESTATE

### SATURDAY

10am - 10.30am ..... 163A William Street  
10am - 10.30am ..... 138 Thomson Street  
10am - 10.30am ..... 121 Racecourse Road  
10.45am - 11.15am ..... 19A Baker Street  
10.45am - 11.15am ..... 68 Allens Road  
10.45am - 11.15am ..... 55 Wills Street  
11.30am - 12 noon ..... 17 Brucefield Avenue  
11.30am - 12 noon ..... 24 Wakanui Road  
1pm - 1.30pm ..... 1 Torbay Avenue

### SUNDAY

1pm - 1.30pm ..... 148 Michael Street, Rakaia  
2pm - 2.30pm ..... 29 Burrowes Road, Rakaia

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**OPEN HOME**



# Room For Everyone

## 138 Thomson Street, Tinwald

This gorgeous home offers so much for a growing family. Open plan kitchen/living room with double doors opening to a wonderful easy care backyard and a covered private entertaining area. Kitchen with double dish drawers, wall oven and cooktop plus a skylight to let in that extra light. Four good size bedrooms, three doubles all with built-in wardrobes, one single with built-in cupboards. Three bedrooms

have double glazing. Separate bathroom with lovely tiling plus a separate tiled shower room. Two toilets, one inside and one in the double garage for convenience. With impressive off-street parking, this property offers you a double car garage with internal access to the house and a double carport. This property would surely tick all the boxes.



**Offers Over:**  
\$565,000

**Viewing:**  
Saturday, 10am - 10.30am

Website ID AUT3487447

MCLEOD REAL ESTATE LTD LICENSED UNDER THE REAA 2008



**Dulcie Ellis**  
Phone 027 629 32 60

**McLeod REAL ESTATE**

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## OPEN HOME

### Happy Future Here

**19A Baker Street, ALLENTON**  
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.

3 2 2

Offers over: \$675,000 Web ID AUW3376570  
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 with feature high ceilings plus many benefits of a modern home including double glazing, heat pumps, HRV plus log fire. Two bathrooms are ideal for a family and have recently been renovated including tiled floors and walls with finishing to an excellent standard. Well-presented grounds and sunny north-facing



living with a covered outdoor entertaining area is perfect for all occasions. Internal access garage with storeroom plus exceptional cupboard storage is most convenient.

4 2 1

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



## 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.

Offers over: \$520,000 Web ID AUW3487470  
View: Saturday, 10.45am - 11.15am



## OPEN HOME

### 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  
View: Saturday, 11.30am - 12 noon



## 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

### 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



## OPEN HOME

### 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  
View: Sunday, 2pm - 2.30pm



## OPEN HOME

### All About Family

**148 Michael Street, RAKAIA**  
Solid brick home in a perfect location in Rakaia. New modern kitchen, open plan sunny living area heated and cooled with a heat pump, three bedrooms, two with built-in robes. Separate bathroom, separate toilet. Positioned well for sunshine and ideal for a family with a fully fenced property. Off-street parking and single car garage with internal access with laundry area.

Offers over: \$490,000 Web ID RU3584878  
View: Sunday, 1pm - 1.30pm



## 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, 10am - 10.30am



## OPEN HOME

### 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  
View: Saturday, 1pm - 1.30pm



### 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



### 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



## 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

Clark McLeod  
027 432 2194

Dulcie Ellis  
027 629 3260

Mark Lemon  
027 339 6665

Susie McLeod  
021 668 783

Sarah Grieve  
027 308 4461

Roger Burdett  
021 224 4214

Laura George  
022 063 9744

Jess Cunliffe  
027 408 2241

Cathy Corah  
03 308 0027

Anita Twamley  
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