



# SOLD

## LIFESTYLE HOLDING WITH INCOME OPPORTUNITY

Situated just 10 minutes from Rolleston, this exceptional 10-hectare lifestyle estate delivers a rare balance of residential quality, rural charm, and commercial potential. Private, established, and beautifully presented, it offers a one-of-a-kind opportunity for extended living, equestrian use, and diversified income streams in a sought-after location.

The main residence is substantial, with four bedrooms, three bathrooms, three living areas, a formal dining room, and a sunroom overlooking mature gardens anchored by an impressive feature fireplace. Multiple entertaining zones flow effortlessly outdoors, where landscaped pathways lead through thoughtfully designed grounds. The outdoor living area acts as a central gathering point, complete with fireplace, while a double internal garage enhances everyday practicality.

The property also includes a separate two-bedroom cottage, providing an exciting secondary income option, high-quality guest accommodation, or a private space for extended family. Featuring an open-plan living and kitchen, bathroom, and covered veranda, it presents the flexibility modern buyers value.

The infrastructure is outstanding, with multiple sheds including a four-bay open shed, an enclosed shed with an attached bunk house, and an additional garage or workshop room. Fully fenced paddocks support livestock or small-scale farming, complemented by mature olive trees, fruit trees, raised vegetable gardens, and a well-constructed outdoor arena.

Most notably, the estate features an established riding school operating from the grounds. This unique on-property facility creates an immediate advantage for equestrian buyers, trainers, or those seeking income options from lessons, grazing or horse-related activities, all without leaving the boundary. The integration of lifestyle living with a functioning equestrian venture positions this property in a category of its own.

A blue-chip offering in one of Canterbury's most desirable rural locations, this exceptional holding combines lifestyle, scale, and income potential rarely found together. Secure an opportunity that rewards both lifestyle and financial ambition.

6 BED | 4 BATH | 6 CAR

PRICE:  
\$2,150,000

OPEN FOR INSPECTION:  
N/A



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