



FOR SALE

EXCEPTIONAL LIFESTYLE PROPERTY!

13.79 Hectares, Two Complete Dwellings, and a Property Set Up for Real Life

Very few lifestyle properties in mid-Canterbury offer this combination: a large, modern home with a private master wing, multiple living areas, a dedicated home office, a versatile bonus room, a purpose-built outdoor entertaining terrace, a fully self-contained cottage with its own double garage, substantial farm shedding, stabling, 16 well-fenced paddocks, and a 10kW solar system. All of this within an easy drive of Rolleston and a comfortable commute to Christchurch.

The main home spans 315m², built in 2007 on brick with a Coloursteel roof, with interior paint and carpet recently updated. The kitchen is well-appointed with a breakfast bar, pendant lighting, double wall oven, gas hob, stainless rangehood, and generous cabinetry. It flows directly into open plan dining and family living on tiled floors, with a pallet fire in the corner and full-height sliding doors to the covered veranda. A separate formal lounge with a coffered ceiling adds a second living space, and a dedicated home office with its own deck access completes the layout. Four bedrooms plus the study, three bathrooms including the master ensuite, and a family bathroom with a corner bath and walk-in shower. The master suite sits in its own private wing with a walk-in wardrobe and ensuite, separate from the other three bedrooms, each of which has sliding door access to the outdoors.

Outdoor living is a genuine highlight. Around 200m² of wrap-around decking, covered under the eaves for all-weather use with open sections beyond, runs the full length of the home and connects the living spaces to the garden. A separate purpose-built entertaining terrace with glass balustrade, timber feature posts, and established Japanese maples creates a second outdoor space that works well for larger gatherings.

A large double-garage-sized room, currently used as a gym with its own external access, offers real flexibility as a third living area, workshop, or home-based business space.

The cottage is fully self-contained and a complete second dwelling. Two bedrooms, an office that could serve as a third bedroom, a full kitchen, bathroom, laundry, a separate sitting room, a covered veranda with established gardens, and its own double garage. It suits extended family, a farm worker, or potential rental income worth discussing with your accountant.

Farm infrastructure is substantial, with a large open-span implement shed, stabling with potential tack room facilities, and additional outbuildings across the property. The bore sits at 40 metres depth with an active water take consent, backed by tank storage. Sixteen paddocks on productive Lismore silt loam, flat and fully fenced, with vehicle access throughout. A fruit orchard adds another layer to a property that has been set up with care over time. There is diesel underfloor heating throughout the main house, backed up by the pallet fire. The

6 BED | 4 BATH | 5 CAR

PRICE:

Deadline sale. Deadline date
22/04/2026

OPEN FOR INSPECTION:

N/A



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