



FOR SALE

SPACE, WARMTH, COMMUNITY

Tucked away at the end of a quiet cul de sac, this well-built stone-look brick home sits on a generous, fully fenced section and offers a relaxed pace of life without giving up a single creature comfort. Designed to capture the sun, the north and east facing living areas draw in the light from morning through to afternoon, keeping the home bright and warm through every season.

The heart of the home is a large, well-appointed kitchen that was clearly designed with cooking and entertaining in mind. A serious chef's range with gas hob and stainless rangehood takes centre stage, complemented by a long island bench with bar seating and plenty of room to move. Whether it is a casual weeknight dinner or a house full of guests, this kitchen handles it all. The open plan dining and living area flows directly off the kitchen and out to the deck through wide sliding doors, making indoor/outdoor entertaining easy all year round.

On cooler Canterbury evenings the wood burner comes into its own, filling the main living and dining space with a wonderful, lasting warmth that makes the home feel cosy from the inside out. A second separate lounge provides a quiet retreat when you need it. Three double bedrooms, the master includes a walk-in wardrobe and ensuite with a walk in shower. Outside, the section is well established with mature trees, a lawn with room to play, a garden shed, and raised vegetable beds tucked around the side. The double internal access garage rounds out a practical and well-considered layout.

This property is close to all the local amenities Leeston has to offer including great shops, a supermarket, schools from pre-school through to secondary, cafes, restaurants, a medical centre, pharmacy, gym, and post office all within easy reach of home. For those who commute, Christchurch city centre is around 40 minutes away, while the growing urban centre of Rolleston is just a short drive for additional shopping and services. And if you enjoy the outdoors, Lake Ellesmere / Te Waihora is a short drive away, and the annual Ellesmere A&P Show is one of the district's highlights each year. Whether you are a family, someone looking to downsize without compromise, or a buyer wanting a change of pace from city living, 12 Barley Mow ticks the boxes that matter.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

3 BED | 2 BATH | 2 CAR

PRICE:
Enquiries Over \$715,000

OPEN FOR INSPECTION:
May 31 at 10:30am - 11:00am



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