

260 Talbot Street, Geraldine

## Simply Stunning - A Villa Like No Other




Deadline sale closing 4pm, Monday 15 June 2026 (unless sold prior)  
A Beautifully Restored Villa with Flexible Living & Guest Potential. Set on a generous section in the sought after village of Geraldine, this thoughtfully restored character villa offers something increasingly difficult to find - a home with warmth, personality, flexibility, and genuine future potential.

Lovingly brought back to life over recent months, the property combines the charm of a 1910 villa with carefully considered modern updates, creating a home that feels welcoming, functional, and ready to enjoy from day one.

Inside the main residence, you'll find beautifully refreshed interiors, a new kitchen, updated bathroom and laundry spaces, restored character detailing, fresh paint throughout, and a warm, cohesive feel that honours the home's heritage while making everyday living effortless.

Beyond the villa sits a newly completed self-contained guest retreat with its own separate access and private garden setting - ideal for extended family, independent guests, work-from-home flexibility, or those seeking an additional accommodation income stream.

Whether you envision multi-generational living, hosting friends and family in comfort, or exploring the growing demand for boutique

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### FOR SALE

Set Sale

### VIEW

Sun 14th Jun @ 12:00PM - 12:30PM

### AGENTS

Jane Stack  
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### AGENCY

LJ Hooker Geraldine  
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accommodation in Geraldine, the layout offers rare versatility. Outside, the property has been thoughtfully landscaped to create inviting spaces to relax and gather, established planting, and multiple outdoor zones that give the property a calm, grounded atmosphere. Currently configured as a turnkey opportunity, the home may also appeal to buyers seeking a furnished option, allowing an easy transition into either private living or hosted accommodation.

#### Property Highlights

- Fully restored 1910 character villa
- Newly completed self-contained guest accommodation
- Flexible layout for extended family or hosting
- Separate access for guest retreat
- New kitchen, bathroom, laundry & extensive upgrades
- Character features retained throughout
- Cedar hot tub (negotiable)
- Landscaped outdoor spaces
- Large section with excellent privacy and usability
- Potential home-and-income or Airbnb-style opportunity
- Move-in ready with a carefully curated finish throughout
- A property that offers both heart and possibility - beautifully suited to those wanting more than just a house.

#### Disclaimer:

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein. Enting Real Estate Limited Licensed (REAA 2008).

#### MORE DETAILS

Property ID	7Q6GDY
Property Type	House
House Size	117 m2
Land Area	1180 m2

**Licensed Real Estate Agents (REAA2008)**

**Jane Stack 027 452 6371**

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