







260 Talbot Street, Geraldine

All the Hard Work Done —Now Make It Yours

With the vendors preparing to head overseas, this property is priced to sell and presents a fantastic opportunity for buyers. With all the hard work already done, you can simply move in and enjoy this beautifully restored character home with exceptional flexibility and future potential.
Fully set up and ready to launch as a boutique Airbnb, this property offers an exciting turnkey opportunity for a new owner to step in and start hosting from day one, or alternatively simply enjoy this property yourself.
Set on a generous section in the sought-after village of Geraldine, this thoughtfully restored character villa has been 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 has undergone an extensive transformation, thoughtfully restored from top to bottom while retaining the character and charm of the original villa. The renovation includes a new kitchen, updated bathroom and laundry, restored character detailing, a beautiful colour palette throughout, complemented by a brand-new heat pump and wood burner for year-round comfort.

4 2 0

FOR SALE
Enquiries Over $850,000

VIEW
Sat 17th Oct @ 11:00AM - 11:30AM

AGENTS
Jane Stack
027 452 6371
jane.geraldine@ljhooker.co.nz

AGENCY
LJ Hooker Geraldine
(03) 693 9775
Enting Real Estate Limited

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

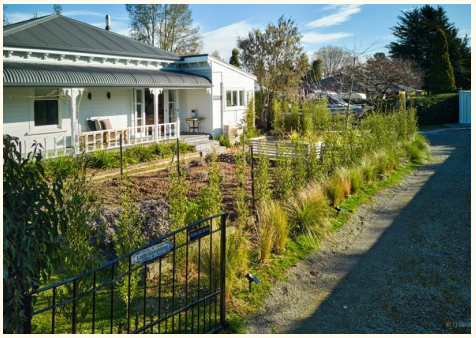
Beyond the villa sits a newly completed self-contained guest retreat with its own separate access and private garden setting.
Outside, the property has been thoughtfully landscaped to create inviting spaces to relax and gather, established planting, and multiple outdoor zones that give the property a calm, grounded atmosphere
Whether you envision multi-generational living, hosting friends and family in comfort, seeking a fully furnished option or wish to explore the growing demand for boutique accommodation in Geraldine, the layout offers rare versatility.
An exceptional property with so much to offer - come and see for yourself why this is an opportunity not to be missed.
Property Highlights
Fully restored 1910 character villa (117m2)
Newly completed self-contained guest accommodation (44m3)
Set up and ready to go as an Airbnb or boutique 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
New garden storage shed
Potential home-and-income opportunity
Move-in ready with a carefully curated finish throughout

Disclaimer:
Please note, general property details are sourced from property data software and local council records and we may not have been able to verify the accuracy of some information. All intending purchasers are advised to conduct their own due diligence investigations. Enting Real Estate Limited Licensed (REAA 2008).

MORE DETAILS

Property ID	7QTGDY
Property Type	House
House Size	161 m2
Land Area	1180 m2

Licensed Real Estate Agents (REAA2008)











Jane Stack 027 452 6371
Property Consultant | jane.geraldine@ljhooker.co.nz

LJ Hooker Geraldine (03) 693 9775
Enting Real Estate Limited
18 Talbot Street, GERALDINE 7930
geraldine.ljhooker.co.nz | Geraldine@ljhooker.co.nz

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.