



1 James Street, Waimate




## 2 Titles - Endless Opportunities

This 6.96ha (approx.) property breaks down into 2 titles. 1st title (1.34ha CV \$700,000) 2nd title has approved access via Manchesters Road (5.62ha CV \$385,000) The modernised home boasts three spacious bedrooms leading through to the large family lounge, heated by a Tarras Woodsman log burner with wetback. Outside, 11 fully fenced paddocks with irrigation as well as a walk in chiller comfortably fitting 3 deer. Infrastructure includes a well-maintained woolshed, sheep yards, several secure outbuildings, and a large pole shed making this a practical and versatile rural holding.

\$1,030,000 + GST (if any).

### 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).

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### FOR SALE

Enquiries Over \$1,030,000 + GST (if any)

### VIEW

By Appointment

### AGENTS

Lyndsey Davis  
027 252 8277  
lyndsey@ljhwaimate.co.nz

### AGENCY

LJ Hooker Waimate  
(03) 689 7974  
Enting Real Estate Limited

## MORE DETAILS

Property ID 8BSGNG  
Property Type Lifestyle  
House Size 134 m2  
Land Area 6.96 hectare  
Including Dishwasher  
Workshop  
**Licensed Real Estate Agents (REAA2008)**

**Lyndsey Davis 027 252 8277**  
Licensed Salesperson | [lyndsey@ljhwaimate.co.nz](mailto:lyndsey@ljhwaimate.co.nz)

**LJ Hooker Waimate (03) 689 7974**  
Enting Real Estate Limited  
74 Queen Street, WAIMATE 7924  
[waimate.ljhooker.co.nz](http://waimate.ljhooker.co.nz) | [Waimate@ljhooker.co.nz](mailto:Waimate@ljhooker.co.nz)

