



1 James Street, Waimate

Family Farmlet

This 6.96ha (approx.) property offers great opportunities for those starting out in farming, looking to scale down, or just seeking a more self-sufficient way of life. 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. 5.62ha (approx) sits on a separate title with an approved application for access via Manchesters Road from council, adding future flexibility. Infrastructure includes a well-maintained woolshed, sheep yards, several secure outbuildings, and a large pole shed making this a practical and versatile rural holding.

\$1,200,000 + 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

3 1 2

FOR SALE

\$1,200,000 + 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

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.



Estate Limited Licensed (REAA 2008).

MORE DETAILS

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

Lyndsey Davis 027 252 8277

Property Consultant | lyndsey@ljhwaimate.co.nz

LJ Hooker Waimate (03) 689 7974

Enting Real Estate Limited

74 Queen Street, WAIMATE 7924

waimate.ljhooker.co.nz | Waimate@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.