



255 Fortification Road, Kakanui

WELCOME TO SHALIMAR

A rare opportunity to secure 23 hectares of land, an iconic Oamaru stone home and a piece of history that has been part of the same family for 120 years.

Situated approximately 10km south of Oamaru, adjacent to Teschemakers, Shalimar is a charming rural holding offering an appealing combination of productive land, grazing country, established gardens and a substantial Oamaru stone homestead.

Approximately 10 hectares of effective cultivable land is currently growing cereal crops, with the balance predominantly flat grazing country featuring attractive limestone and Oamaru stone outcrops. Divided into approximately seven paddocks, the property is well suited to a range of rural pursuits and is supported by farm buildings, along with cattle and sheep yards.

At the heart of Shalimar is the impressive Oamaru stone homestead. Full of traditional charm and generous proportions, the home offers four large bedrooms, all with built-in wardrobes, two bathrooms, a galley kitchen, two separate lounges and an office. Heating is provided by a log burner, heat pump and open fires.

Outside, the established gardens are a real feature, with mature trees,



LAND 23.42 ha

FOR SALE

Buyer Enquiry Over \$995,000 + GST (if any)

AGENTS

Mitchell Laughton
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Doug Pile
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AGENCY

LJ Hooker Oamaru
(03) 434 9014
Robertson Real Estate Limited

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Interested parties must rely solely on their own enquiries.



established plantings and traditional garden spaces creating a peaceful setting. A storeroom, laundry, outside toilet and additional hut provide further practical space.

Perhaps one of Shalimar's greatest attractions is the potential. With fertile soils, cultivable land, grazing areas and close proximity to Oamaru and Kakanui, there are numerous possibilities, from continuing cereal and livestock production to horticulture or other lifestyle-based ventures, subject to the necessary consents.

Higher parts of the property provide wonderful elevated views across the surrounding countryside.

After 120 years in the same family, Shalimar offers its next owner the opportunity to become custodian of a property with genuine history, character and a future yet to be written.

Contact Mitchell Laughton 027 351 8118

Buyer Enquiry Over \$995,000 + GST (if any)

For Sale By Deadline closing at 4.00pm on Wednesday 21 October at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior)

MORE DETAILS

Property ID	WJUGF3
Property Type	Lifestyle
Land Area	23.42 ha
Licensed Real Estate Agents (REAA2008)	

Mitchell Laughton 0273518118

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