



Lifestyle Opportunity in Cheviot

146 Mina Road, Cheviot

Information Memorandum
For Sale \$595,000 Including GST



Rural &
Agribusiness



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Colliers is pleased to present 146 Mina Road to the market for sale.

The property is offered for sale \$595,000 (GST inclusive).

This Information Memorandum provides information to assist interested parties with their assessment of the property, is produced as a general guide only and does not constitute valuation advice nor an offer for sale or purchase. All parties should undertake and rely on their own due diligence investigations and not rely on the information contained in this document to make their purchasing decisions.

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Further information can be obtained by registering your interest with the Colliers team below or via the online listing at colliers.co.nz/p-NZL67035148

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Executive Summary

Colliers is delighted to market 146 Mina Road, Cheviot.

Set on a sheltered 4-hectare block just minutes from Cheviot, this charming three-bedroom weatherboard home is peaceful, private, and packed with potential – offering a relaxed lifestyle surrounded by rural serenity.

Well-positioned for all-day sun, the home features an open-plan kitchen, dining, and living area – warmed by both a log burner and heat pump – delivering year-round comfort. French doors open from the living space to a large sun-soaked deck, ideal for morning coffees or evening sunsets.

There are three bedrooms, a family bathroom with a shower, a bath and a vanity, a separate toilet, and a separate laundry – all designed for functional family living.

Outbuildings include a single garage, carport, a garden shed, a woodshed, and an older-style barn. The land is securely divided into four paddocks, offering scope for grazing, hobby farming, or simply enjoying the space.

Unlock Further Potential: Combine with the adjacent 162 Mina Road bare land block, also on the market, to expand your footprint into a substantial, nearly 9-hectare lifestyle estate.

Both the bare block and this lifestyle property with dwelling have respective leases and rentals in place, creating a secure investment with ongoing returns.

Situated in the heart of North Canterbury, the property is so close to Cheviot's cafes, shops, area school, golf course, and medical centre. For those who love the outdoors, Gore Bay and the Hurunui River are nearby – perfect for surfing, fishing, and weekend adventures. Christchurch is an easy 90-minute drive away.

This is a smart option for buyers seeking entry into lifestyle living – whether you are starting out, downsizing, or looking for a well-located base with potential.

For Sale \$595,000 (GST inclusive)

Any enquiries in relation to this sale are to be directed to Mick Sidey and Sally Hargreaves including clarification or interpretation of any matters within this request for sale, and inspections are strictly by appointment only.





Property Overview

	Address 146 Mina Road, Cheviot, North Canterbury
	Legal description Suburban Section 10 town of cheviot
	Land area 4.04 Hectares (more or less)
	Floor area 130 sqm
	Rateable value Rateable value - \$590,000 Land value - \$270,000 Improvement value - \$320,000 01 Jul 2025
	Rates \$3,183.80 per annum
	Regional authority Hurunui District Council
	Zone Rural

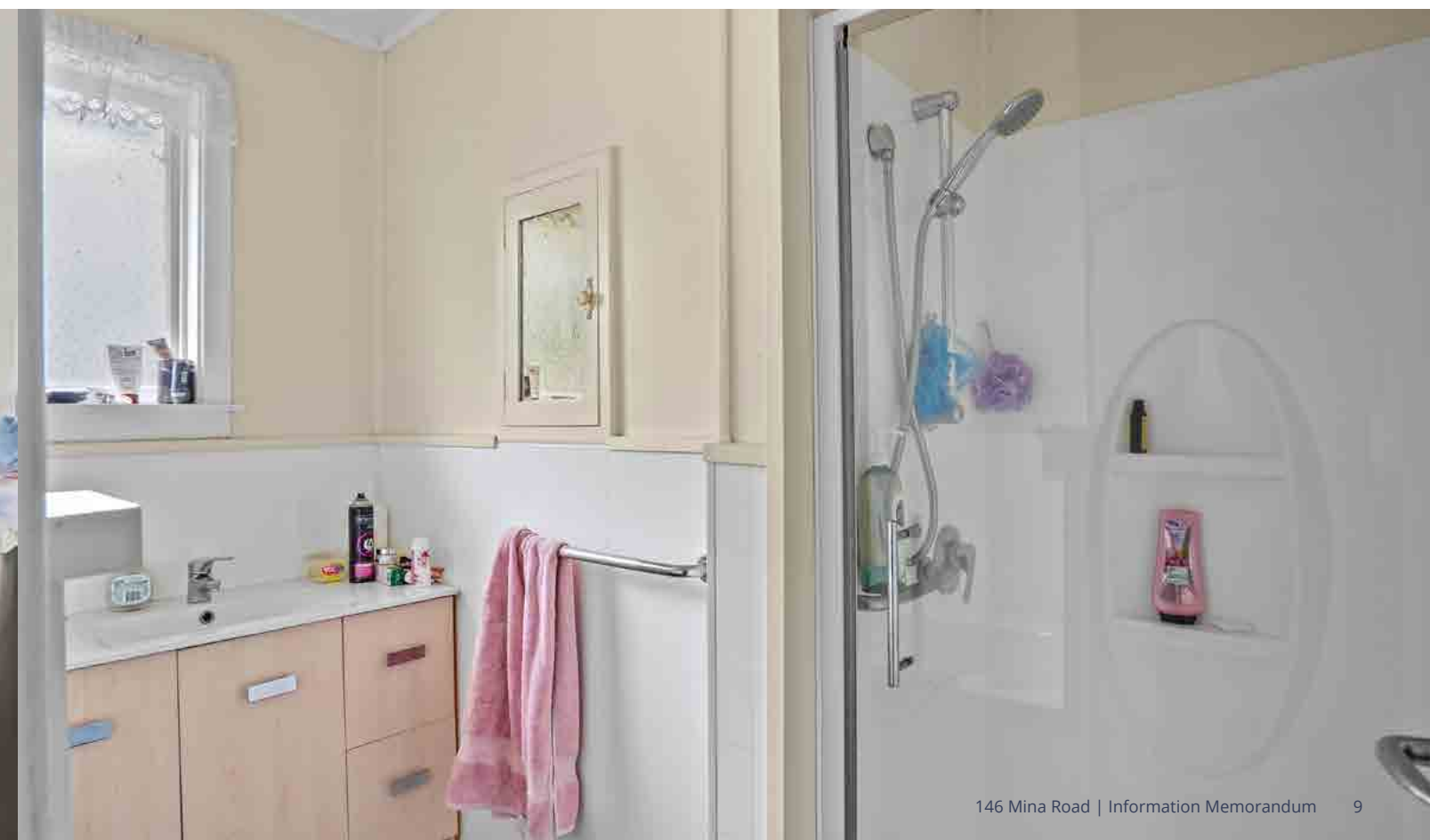


The Home

Set on a private 4.04-hectare block just minutes from Cheviot, this north-facing three-bedroom weatherboard home offers warmth, space, and charm. Surrounded by mature trees and paddocks, it's an ideal base for lifestyle living.

Key Features

- Open-plan kitchen, dining, and living area
- Yunka log burner and heat pump
- Large Kwila deck positioned for sun and outdoor living
- Family bathroom with bath and shower
- Separate toilet and laundry
- Ceiling and underfloor insulation
- Electric hot water cylinder (new)
- Partial rewiring with electrical certificate available
- Corrugated iron roof; single-glazed joinery



Property information

Outbuildings, Paddocks and Fencing

- Detached double garage, carport, sheds, barn, woodshed, cattle yards
- Four main paddocks + holding paddock
- Post and wire fencing, with established shelterbelts of macrocarpa, pine, barberry

Water

Council water supply: 1 unit (1,800L/day)

Soils

Mayfield silt loam over clay – excellent flat contour land

EQC Repairs & Allocations

- Septic tank requires up grade – \$20,000 assigned to purchaser at settlement
- Additional \$5,000 to be passed over for further repairs
- EQC claim (2012/120044) partially remediated; perimeter foundation not yet repaired (scope available)

Investment Appeal

Both 146 and 162 Mina Road are leased (month-to-month), providing buyers with immediate returns while maintaining future development flexibility.

Unlock Further Potential

Option to purchase adjacent 162 Mina Road bare land block. Expand into a nearly 9-hectare estate with land, home, income, and long-term value.

Buyer Suitability

A great opportunity for lifestyle buyers, downsizers, or investors seeking a manageable rural holding with future growth options and reliable rental income.



Location

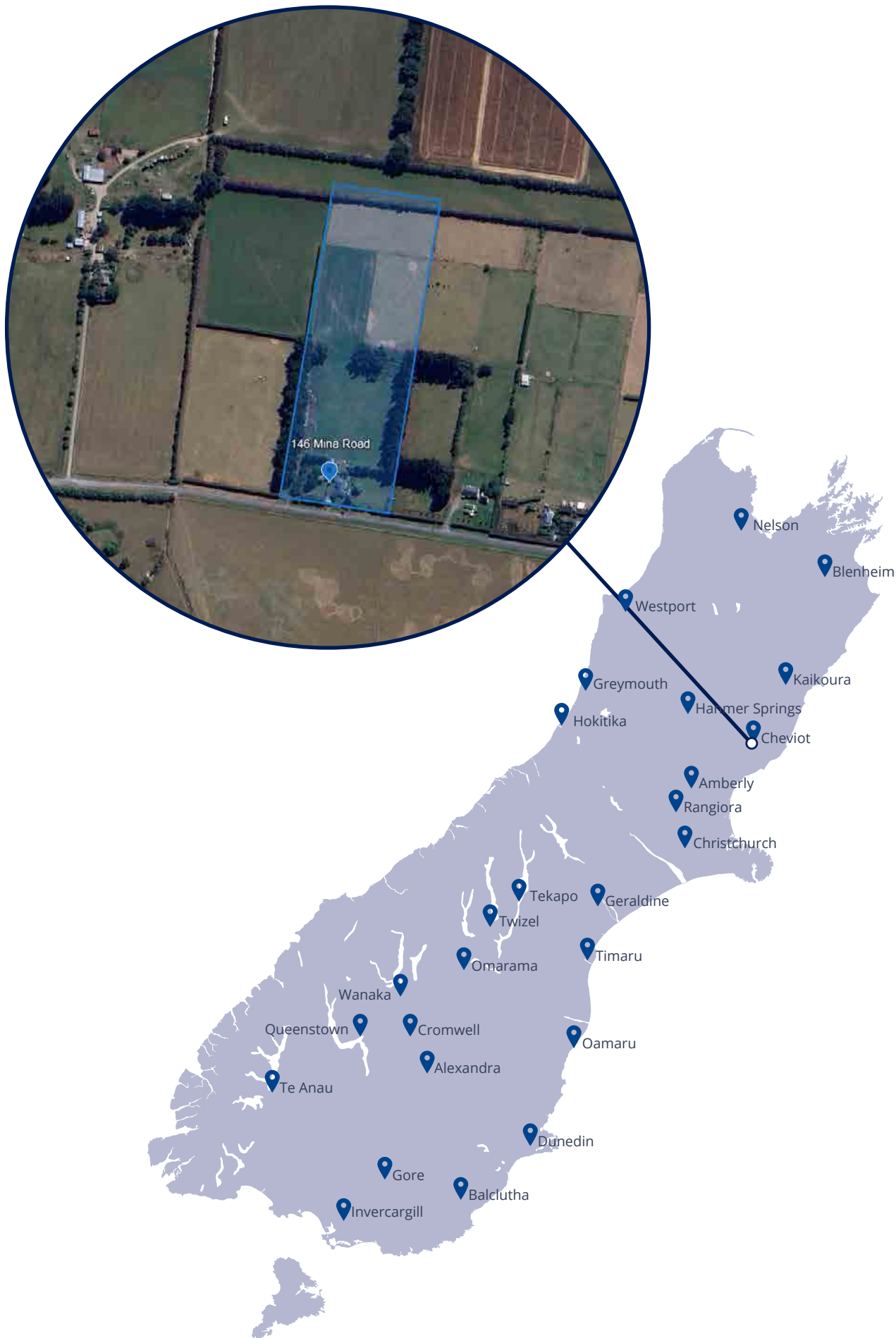
Cheviot is a friendly rural township in North Canterbury, set between Christchurch and Kaikōura on State Highway 1. Known for its strong farming roots and relaxed pace of life, Cheviot offers a welcoming main street with cafés, local shops, and essential services. The town is a gateway to outdoor adventures. Just minutes from the surf at Gore Bay, the striking Cathedral Cliffs, and top fishing rivers like the Hurunui. With its close-knit community, regular markets, and a charming mix of history and natural beauty, Cheviot is a great place to stop, explore, or call home.

Location Benefits

- Near Cheviot township, cafes, school, and amenities
- Close to Gore Bay and the Hurunui River
- Approx. 90 minutes to Christchurch
- Sunny and sheltered rural setting



Click on the boundary outline to view the property in Google Earth. (Boundary lines are indicative only)





Sales Process

For Sale

\$595,000 (GST inclusive)

Inspections

Viewings are by appointment only.

Due Diligence

For a copy of the sale documents please contact the Vendor's agents below.



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