



An Exceptional Rural Lifestyle

189 Allandale Road, Hurunui District,
Canterbury

Information Memorandum
For Sale by Negotiation



Rural &
Agribusiness



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Colliers is pleased to present “Marlingford” 189 Allandale Road to the market for sale.

The property is offered for sale by Negotiation.

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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-NZL67039580

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Executive Summary

Colliers is delighted to exclusively present to the market “Marlingford”, located at 189 Allandale Road, Hawarden, offering a compelling opportunity to secure a well-positioned rural property in a tightly held and highly regarded farming district

Set on 36 hectares of well-subdivided, versatile rural land ready for use, this lifestyle property presents scale, flexibility, and the capacity to support a range of rural pursuits.

At the heart of the property sits a 462 square metre architecturally designed residence by Sheppard & Rout, completed in 2005. Crafted to an exceptional standard, the home reflects style, quality, and understated prestige.

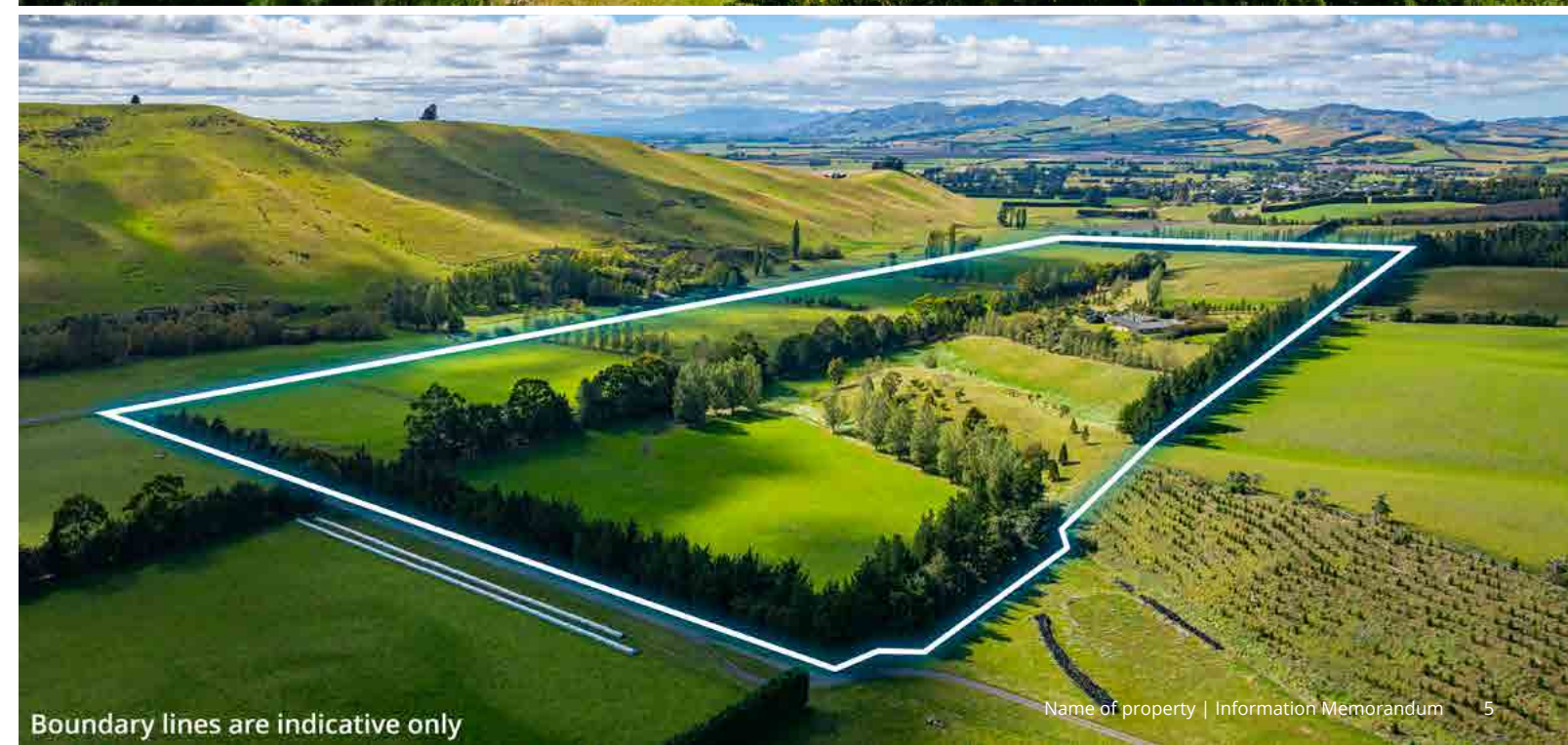
The adaptable layout includes four double bedrooms, two studies (one currently utilised as a small bedroom), a dedicated art room, and four bathrooms including two ensuites, comfortably accommodating multi-generational living or guests. Open-plan living connects seamlessly to a covered verandah, ideal for entertaining or relaxing while taking in sweeping rural views. Year-round comfort is ensured by an oil-fired range with wetback supplying radiators, a Jet master log burner, and underfloor heating in most tiled areas.

Established gardens, manicured lawns, and a swimming pool create a private, refined setting framed by rolling hill vistas. Well planned water systems, internal access triple car garaging, equestrian infrastructure, and a substantial three-bay shed further enhance functionality, supporting rural living, farming, and recreational use.

This property will appeal to discerning buyers seeking a distinctive combination of sophistication and versatility. The recently updated rating valuation is \$2,050,000.

For Sale by Negotiation

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.



Boundary lines are indicative only



Property Overview



Address

189 Allandale Road, Hawarden, North Canterbury



Legal Description

Lot 1 Deposited Plan 331580 as Described in Record of Title 129827



Land Area

36.7568 hectares



Floor Area

462 square metres (including terraces 569 sqm)



Rateable Value

Land Value - \$880,000
Improvement Value - \$1,170,000
Capital Value - \$2,050,000

as at 1 July 2025



Local Authorities

Hurunui District Council
Environment Canterbury



Rates

\$8,816.35 pa



District Plan Zoning

Rural



GST Status

The vendors are not GST registered



Insurance

Fully insured with AON



Natural Hazards (EQC)

No claims



Method of Sale

By Negotiation

The Property

Buyer Opportunity

Perfect for established farmers or landowners looking to downsize but still enjoy space, quality, and lifestyle without compromise. Lifestyle buyers will appreciate room to live, entertain, and enjoy the outdoors, while equestrian buyers will benefit from functional facilities and usable grazing land. Professional or executive families will be drawn to the architecturally designed home with flexible living and entertaining spaces, and multi-generational families will find the privacy and space to comfortably accommodate extended family or guests.

Residence

Exterior Construction: Oamaru Stone

Roof: Long run iron

Windows: Double glazed aluminum

Floor: Concrete

Garage: 76 square metres Triple car garage with two electric doors and a mobility ramp

Insulation: Ceiling and wall insulation complemented by a concrete floor with polystyrene insulation

Hot water and Heating: There are three water cylinders including a 360 Litre cylinder located by the kitchen. The Esse diesel range is on wetback and this pumps heat to the radiators

Heating: Jet master in the formal lounge and under tile heating in the tiled areas excluding the larder room

Configuration

Kitchen/Dining Living

The open-plan kitchen, dining, and living area forms the heart of the home. The kitchen is light-filled and thoughtfully designed, featuring ample storage, a diesel range, double wall oven, range hood, two dish drawers and a five-ring electric hob. A walk-in pantry and larder room provide additional functionality. The open layout seamlessly flows into the dining and living spaces, creating an ideal environment for entertaining and everyday family living. The flow continues into the second more formal living room though cavity sliders, complete with a Jet master fire.

Both living areas feature a series of bi fold and sliding doors, extending the indoor living to the covered verandah (pine posts and ceilings) and manicured gardens beyond.





Bedrooms & Bathrooms

The home features four double bedrooms, three with built-in storage. The master suite boasts a spacious walk-in robe and ensuite

There are four bathrooms, including the two ensuites

The guest bedroom wing can be closed off, offering privacy and flexibility for visitors

In addition, the residence includes two studies and a dedicated art room with a skylight, providing versatile spaces for work, hobbies, or creative pursuits.

A mudroom style, laundry entranceway leads directly to the bathroom by the garage. There is also an outdoor sink

Laundry

An external entrance from the garden leads through the laundry, providing a practical transition space for rural living. Adjacent is a bathroom with a shower, which can also be accessed directly from the internal garage—ideal for coming in off the land without needing to walk through the main living areas. An outdoor sink further enhances the functionality of this space.

Recent Upgrades

Repainted kitchen, hallway, dining and lounge. Lights in these areas were replaced with LED lights

Outdoor & Lifestyle Spaces

Established gardens and manicured lawns frame a 10 metre heated, chlorinated swimming pool (with an auto-chlorinator) and pool shed, complemented by a well-considered vegetable garden with a potting shed and dedicated composting area.

Extensive fruit trees include Black and Red Currants, Quince, Nashi pear, Damson Plums, Kent cherries, Greengages, and Plums. Specimen trees such as Scarlet Oak, Copper Beech, Eucalyptus, and Umbrella Pines (pinenuts) add character and structure to the grounds. The current owners have planted over 2,000 trees, while the gardens are further enhanced by roses, colourful iris, and beautiful annuals and perennials





Infrastructure

Paddocks, Fencing and Outbuildings

The property features 11 well-subdivided paddocks, complemented by excellent post-and-wire and electric fencing

Outbuildings include a three-bay shed with one enclosed and lockable bay plus a workshop, cattle yards and a four-bay hay shed

The equestrian facilities

The equestrian facilities include a thoughtfully designed 3-bay stable block, housing kick-proof, chew-proof loose boxes with underfloor drainage. The tack room is well-appointed with power, hot and cold water, and a sink, with an attached warm-water hose positioned just outside—ideal for washing down horses. Together, these features provide practical, high-quality accommodation and support a range of equestrian pursuits. A dedicated hay storage bay and separate horse yards further enhance the functionality of this area.

Septic

The property is serviced by an Oasis septic system

Water infrastructure

Water infrastructure is well planned, featuring two units (3,600Litres per day) from the district scheme, gravity-fed to the property. Storage is supported by five water tanks with a combined capacity of 25,000 Litre, along with two pressure pumps servicing both the home and the shed. Rainwater is utilised for the gardens and swimming pool, while domestic supply is UV-filtered and fully pressurised to all taps.

Taps are thoughtfully positioned throughout the grounds to ensure easy water access across the gardens. Water is supplied to every paddock, with 25mm piping to cattle troughs.

Chattels

Bathroom Extractor Fans (3), Bathroom Heaters (4), Blinds, Curtains and Drapes, Clothesline, Dish drawers (2), 5-Ring Electric Hob, Electric Wall Ovens (2), Fixed Floor Coverings, Heat Lamp, Heated Towel Rails (4), Pool Equipment (including pool cover in “as-is, where-is” condition), Pool Heat Pump, Range hood, Security Lights, Washing Machine Taps, Water Pumps (2), Cattle Troughs, Bantams, Electric Fence Unit, Freezer for Grain in Equestrian Area, Hot and Cold Water and Sink in Loose Box.

Excluded Chattels

Butcher’s Block in Kitchen, Drawers on Wheels in Kitchen, All Outdoor Furniture, Garden Pots.



Location

About the Area

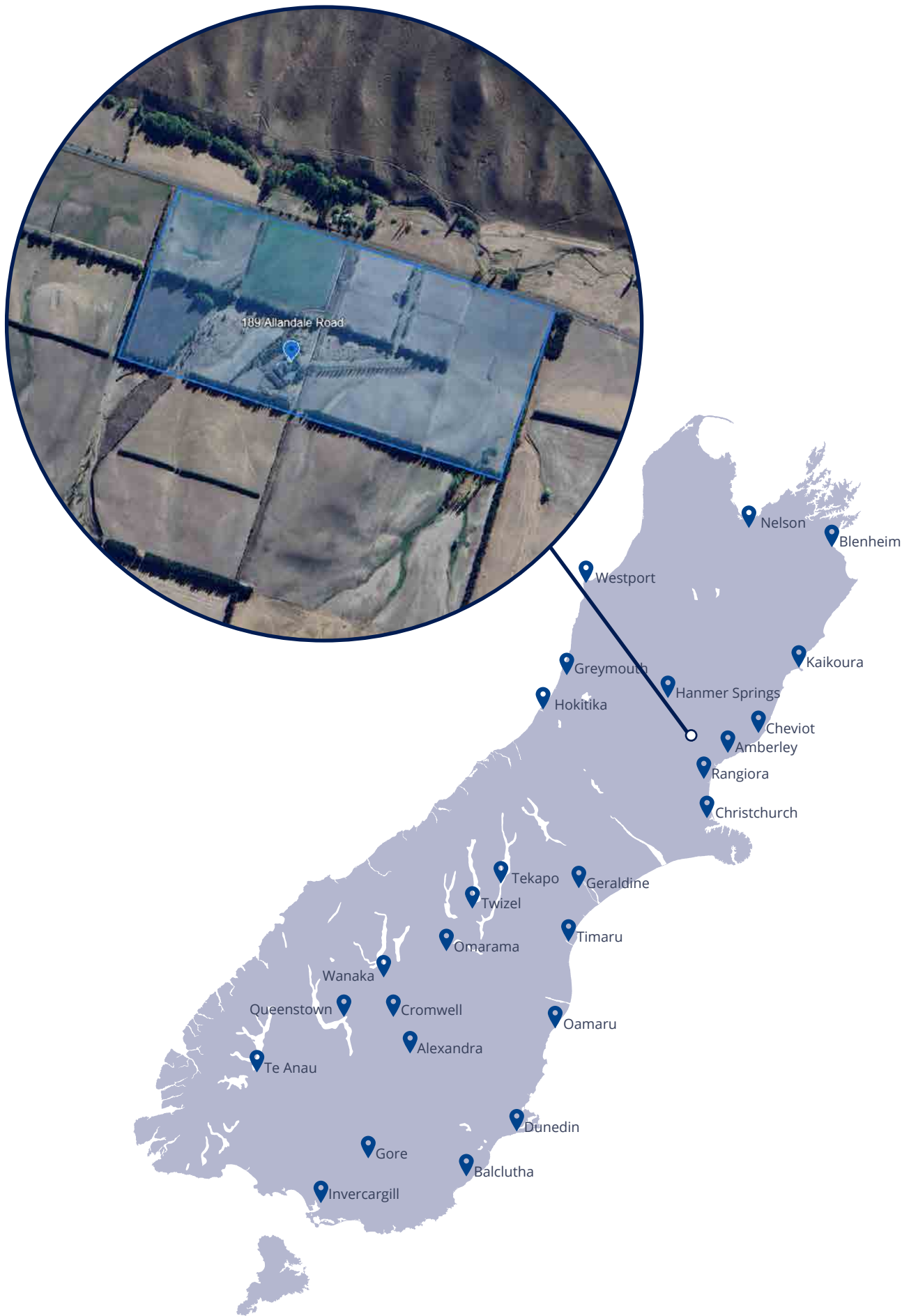
Situated within the Hurunui District, the property enjoys a well-regarded rural setting offering privacy, space, and a strong sense of community. Everyday amenities are close at hand in the Hawarden township, where you'll find a supermarket, petrol station, area school, and essential rural services store.

The township of Waikari is also within easy reach, providing additional local services and schooling options. For broader amenities, Christchurch CBD is approximately 80km away, an approx. 1 hour 10-minute drive.

Hawarden is the gateway to the secluded wilderness and pristine Lake Sumner Forest offering excellent fishing, hunting ,hiking and camping grounds



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





Boundary lines are indicative only



Sales Process

For Sale

By Negotiation

Inspections

Contact agent for viewing times.

Due Diligence

Additional information is available for download from the website below:

<https://www.propertyfiles.co.nz/property/956840003>

Parties wishing to access Property Files are required to enter their contact information. They will then get an email from Property Files containing the information to download and view.

Additional information may be added from time to time so interested parties should refer to this regularly

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



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