

INTRODUCTION

The unique architecturally designed home sits on .9244 Ha of freehold land, surrounded to the North and East by vineyards and 3 substantial homes on the other two sides. Trees and distance considerably reduce the view between the houses.

It borders the very attractive Springlands area, with excellent schools and shops, and is classified rural by everyone but the Post Office.

The Certificate of Compliance was issue by the Marlborough District Council on 12 May 2006 and has a Property Reference Number of 530116 with a Legal Description of Lot 2 DP 347834.

Because of a distortion in the way QV value the property, the rates, based on rural comparisons, are favourably low. The Homestay is run as a business, is GST rated and will be sold as a going concern.

LAND

Location:

The subject property is located to the rear, on the northern side of Old Renwick Road, at the northern fringe of Blenheim's urban area. Lansdowne Park sports ground and Waterlea Racecourse are nearby to the south east and south respectively whilst Blenheim's central commercial area, all schooling and civic amenities lie within a three kilometre radius in this relatively handy and popular locality.



Neighbourhood:

The property is in a rural/residential small block holding environment with well established dwellings on rural/residential sections to the south and west and larger blocks developed to vineyard to the east and north.

Site Description:

Certificate of Title plan indicates a large rectangular shaped rear section with a 5.9 metre wide leg-in access strip extending back some 70 metres to the main section envelope which extends 106 metres from south to north and 77 metres east to west. Practical drive-on access is via a tarsealed driveway along the central one of three adjoining access strips to three adjoining rear sections with reciprocal right of way easement agreements recorded on all titles. Land surface is practically flat and level with adjoining properties.

Caseys Creek stormwater channel runs parallel outside the southern boundary.

Services:

Potable water supply and layout maintenance water supply to the property is provided from artesian bore approximately 13 metres deep located adjacent to the main house site with supply via submersible pump and secondary water supply is available from an older bore and pressure pump system located behind the stables building.

Sewage wastewater disposal from the dwelling is via a two-chamber septic tank system with effluent soakage field established at rear north east corner of the block.

Mains power and telephone lines are reticulated underground to the house from overhead lines and power pole at east boundary.

Stormwater run-off from domestic buildings is piped to ground soakage.

IMPROVEMENTS

Dwelling -

Style: A superior quality low profile bungalow style dwelling.

Accommodation: Feature entry portico and foyer, kitchen, open floor plan dining area and lounge, three bedrooms (master with ensuite and wardrobe/dressing room), main bathroom and north east/north west corner verandahs.

Age: Effective 2004.

Foundations: Concrete foundation footings and concrete floor slab..

Frame: Timber.

Exterior Cladding: Solid plaster on non rigid backing over timber battens.

Joinery: Aluminium framed with double glazing and tinting.

Roof: Corrugated Colorsteel to gable profiles with Zincalume spouting to verges.

Interior Linings: Gibraltar board to walls and feature varnished Douglas fir exposed beams, ties, rafters and boards to sloping ceilings throughout.

Interior Fittings: Kitchen contains formica top sink bench, preparation bench tops and servery, stainless steel sink inserts, dishwasher, four burner gas cooking hob, stainless steel extractor fan hood and flue, electric wall oven and ample cupboard and drawer storage space including two pantries and appliance garage, all in Melamine surfaced componentry. Lounge is provided with free-standing logfire on tiled hearth. French doors provide access to verandahs at west end of the lounge and east end of the dining room. Main bathroom contains wall hung vanity handbasin bench, toilet fitting, built-in bath with adjustable chrome shower fitting to one end and tiled surround, heated towel rail and wall mounted fan heater. Ensuite bathroom, where walls to two metre height and floor are tiled, contains open shower area with mixer unit and adjustable chrome fittings, toilet fittings, vanity handbasin unit and heated towel rail. Two linen cupboards are provided to hallway. Adjoining bedroom contains built-in wardrobe and south end bedroom is developed with small mezzanine storage area/sleeping loft.



IMPROVEMENTS continued

Dwelling (continued)

Interior Fittings (continued) East end bedroom has leanto porch and double entry doors for alternative use as office area. A storage loft area is also built-in above the master bedroom wardrobe area. The house interior is wired throughout for television and stereo surround sound systems. Hot water system for bathrooms is gas heated whilst kitchen is fitted with under-sink quick recovery electric hotwater cylinder. Underfloor heating is installed in bathrooms, hallways, kitchen and lounge.



Entry foyer is bridged across concrete lined pond water feature.



Interior Condition: Very good.
Exterior Condition: Very good.

Approximate floor areas:

Main	163.9 m ²
Entry portico and foyer	11.0 m ²
Verandahs	40.0 m ²

OTHER BUILDINGS

Laundry/garage/workshop with self-contained flat at first floor level -

Style: A barn style two storey building.
Accommodation:
Ground floor - Double garage, laundry, workshop area and stairs to first floor. Leanto carport and entry to stairway to first floor adjoins along south side.
First floor - Open floor plan lounge and kitchenette, bedroom, bathroom and west side deck.
Age: Effective 2004.
Foundations: Concrete foundation floor slab.
Frame: Timber with particleboard flooring to first floor.
Exterior Cladding: Corrugated Zinalume.
Joinery: Aluminium framed with double glazing to first floor level windows.
Roof: Corrugated Zinalume to gable profile.
Interior Linings: Including to garage, workshop area and laundry gibraltar board with all fully insulated with fibreglass batts.



OTHER BUILDINGS continued

Laundry/garage/workshop with self-contained flat at first floor level (continued)

Interior Fittings:

Garage is provided with two remote controlled automatic opener Zincalume tilta doors, workshop area with double cedar doors to rear access and both areas with fluorescent lighting. Laundry is provided with Supertub and plumbing for automatic washing machine and ironing board cabinet.

In self-contained flat unit at first floor level kitchen contains formica top sink bench with stainless steel sink and drain tray unit, dishwasher, two burner gas cooking hob on Melamine surfaced cupboards and drawers including pantry. Bathroom contains corner shower cabinet with adjustable chrome fittings, toilet fitting, corner vanity unit with porcelain handbasin insert, wall mounted fan heater and heated towel rail. Bedroom has built-in wardrobe with sliding mirror front doors. Lounge provides ranchslider access to west side deck. Ceilings are all feature exposed rough sawn timber rafters and linings. Hotwater is gas heated and Sky television cabling is installed.



Approximate floor areas:

Double garage	38.9 m ²
Workshop	7.3 m ²
Laundry	6.3 m ²
Carport	24.5 m ²
First floor living	44.6 m ²
Deck	6.5 m ²

This building is in very good condition both inside and out.

Stables -

Sited towards the south east corner of the land adjacent to the main entry driveway. An older building in average sound useable condition. Part concrete floor slab, part concrete nib walls and earth floor, timber walls and leanto roof framing, front wall timber clad, side, rear walls and roof all corrugated iron clad. Provides four stable areas and roof only shelter along front over concrete apron. North end stable area is lined in gibraltar board and pinex.



OTHER BUILDINGS continued

Stables (continued)

Approximate floor areas:

Enclosed area	53.0 m ²
Roof only	24.6 m ²

OTHER IMPROVEMENTS

Layout -

Include for share paving to common driveway, share common boundary fencing, tarsealed driveway and apron on-site, exposed aggregate concrete paving to entry yard and extension of north east end verandah, timber post and lattice screen fence to north east end verandah, exposed aggregate concrete paving to garage curtilage, section landscaping comprising shrubs and pebble ground cover to main entry yard, feature stone lined pond areas to each side of main entry portico, screening and amenity tree plantings to main body of the block, underground irrigation system and services reticulation.

The layout overall creates an attractive, spacious, park like environment.

