

135 HILDERTHORPE ROAD, HILDERTHORPE, WAITAKI DISTRICT

Brief Description

Property

- 2.0234 Ha level rural land. Unique small lifestyle property.
- 500m west of SH1 about 10km north of Oamaru.
- Sealed road with bus to schools handy.
- Water reticulated from Lower Waitaki water scheme.
- Electricity supply single-phase low user but easily convertible back to 3-phase.
- Septic tank with soak pit.
- About 0.6Ha in pinenuts planted for fuel as well as pesto. Some eucalypts.
- Netball court in fair condition – possible pickleball, volleyball.
- Fruit trees, raised beds garden with irrigation.
- Decommissioned swimming pool.
- Grassed areas all mowable, planted areas have established plants.

House

- 287m² including 18m² verandah.
- Raised (0.5m) concrete pad except for lounge on concrete piles.
- NZ Oregon framing, Coloursteel roofing, weatherboard cladding.
- Insulated throughout to 2010 standards – wall and ceiling. Double-glazed except for part of North-facing windows.
- Electrical wiring all new in 2010, similarly all plumbing and sewage drains.
- Lighting either LED or fluorescent.
- Original classroom as lounge with 4m stud (5”x7” rimu), generous N-facing windows for solar heating, robust build (community dances!) with large log-burner (wetback) and heat-pump heating.
- Separate living area (as media room) with smaller logburner (wetback)
- Adjoining kitchen with double wall oven and induction cooktop with range hood. Central island with hide-away power tower. Pantry cupboard with power socket. Built-in sewing cupboard with ironing board storage.
- Laundry with bench, tub and space for floor mounted washer and separate dryer.
- Visitor’s toilet off entranceway with exhaust fan on timer
- Bathroom (spa) inc wetfloor shower, toilet, handbasin.
- Master bedroom with en suite (wetfloor shower, double handbasin), and walk-in wardrobe.
- Two more bedrooms with storage. Sound-proofing batts used.
- Sunroom with bifold doors with access to verandah and outdoor area (bbq).
- Cabling for TV and Ethernet provided throughout. Large satellite dish.

Other

- Three bay pole shed enclosed, concrete floor, for two cars and workshop with toilet.
- Older garage for dry storage.
- Small shed with bench and shelving.
- Large woodshed.
- Older shed with 3 compartments and also a leanto for the tractor.