

**1565 State Highway 3,**  
AWAHURI

**Quine & Co**

**1565 State Highway 3,  
AWAHURI**



**3**



**1**



**4**



**158m<sup>2</sup>**



**2801m<sup>2</sup>**

# A lifestyle opportunity like no other

Just a short drive from Palmerston North and within easy reach of Feilding, 1565 State Highway 3 delivers a lifestyle offering with personality, practicality and plenty of room to make it your own. Set across an impressive 2,801m<sup>2</sup> (more or less), this beautifully modernised 1940s home has evolved into something pretty special.

Character has been carefully retained, with gorgeous Rimu features and original ornate ceilings sitting effortlessly alongside fresh, modern updates and spaces designed for relaxed family living. At the heart of the 158m<sup>2</sup> (more or less) home is a generous open-plan kitchen, dining and living

area, complemented by a separate lounge when a little extra space is needed.

But it's the connection outdoors that really sets this home apart.

Doors and a kitchen servery window open directly to the substantial covered alfresco area, complete with external heating and lighting for year-round use.

Overlooking the pool, this has been the backdrop to countless family occasions, long summer evenings and Christmas celebrations for the current owners – and you can genuinely feel that this is a home that has been loved and lived in.



**Taylor Quine**  
Real Estate Specialist

027 727 2137  
taylor@quineandco.nz



**Alex Quine**  
Real Estate Specialist

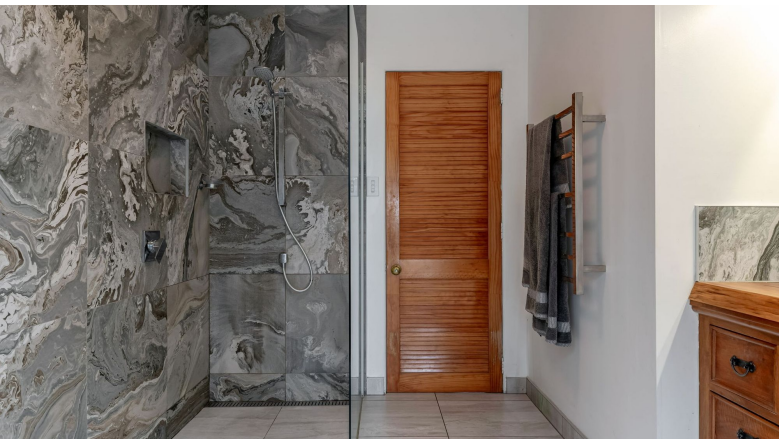
027 374 2696  
alex@quineandco.nz



**Tom Kirk**  
Real Estate Specialist

027 977 4560  
tom@quineandco.nz





## LEGALS

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|                   |                                                            |
|-------------------|------------------------------------------------------------|
| LAND AREA         | 280m <sup>2</sup>                                          |
| FLOOR AREA        | 158m <sup>2</sup>                                          |
| RATEABLE VALUE    | \$750,000                                                  |
| LAND VALUE        | \$290,000                                                  |
| IMPROVEMENT VALUE | \$460,000                                                  |
| RATES             | \$2,716.08                                                 |
| COUNCIL ZONE      | Manawatu District Council and Horizons<br>Regional Council |

## CONSTRUCTION

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|              |        |
|--------------|--------|
| DECADE BUILT | 1948   |
| EXTERIOR     | Stucco |
| ROOF         | Iron   |

## ENERGY

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|               |                                                     |
|---------------|-----------------------------------------------------|
| HEATING       | Heat Pump Unit, Gas Heater, Heat<br>Transfer System |
| INSULATION    | Ceiling and Underfloor                              |
| WINDOWS       | Aluminum and Timber                                 |
| WATER HEATING | Electric                                            |
| VENTILATION   | N/A                                                 |

## CHATTLES

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Window treatments, clothesline, dishwasher, electric oven, hob/cooktop - electric, extractor fan, fixed floor coverings, garden shed (4), heated towel rail, heat pump (1) and remotes (1), heat transfer system, light fittings, range hood, smoke detectors (3), TV brackets, external heater, pool pumps and implements, security cameras (3)



SCAN TO VISIT OUR WEBSITE

## Testimonials

**Thank you Team Quine for getting my property sold!**

Your outstanding teamwork, constant care and communication throughout the process, dedication and perseverance is the reason a desirable outcome has been successfully achieved. The team continue to impress and get the best results that they can, for their clients. My whanau and I will be forever grateful to them for helping us, in a pretty difficult time, to move onwards and upwards!

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**Taylor, Alex and Team Quine were absolutely incredible to work with.**

They guided me through every step with professionalism, honesty and confidence, and always made me feel supported and informed. Their attention to detail and commitment to getting the best outcome was next level – I'm so grateful and wouldn't hesitate to recommend Team Quine to anyone selling.

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**Dealing with Taylor and Alex was a breeze.**

They were friendly and efficient without being over the top or pushy. Plenty of notice of open homes and advice on presentation. In a difficult market, a sale in excess of capital value was eventually achieved and we were very happy with the result.

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**Alex and Taylor are a dream team!**

Super organised, great communication and support. Nothing was too much hassle and they put up with our many questions. Thanks for sealing the deal Team Quine! Thanks again for your help

**We cannot speak highly enough of Taylor, Alex and the team!**

They made the entire process easy and stress free. Their communication was outstanding, keeping us informed every step of the way and were always quick to answer any questions we had along the way. They did a fantastic job of all of the marketing for our property too. We would highly recommend Team Quine if you are looking to sell.

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**Team Quine plus Andy – thank you all for the great result in such a short time!**

Taylor, Alex and Andy. Your combined knowledge and skill with real estate, photography, marketing and personality plus, contributed to an awesome experience with the sale of our home. We both looked forward to the updates after a viewing or open home. Your communication was outstanding.

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**When selling our property, we found Taylor and Alex excellent to work with.**

They were very professional in their dealings with us; no question was considered silly and queries were always answered in a timely manner. At all times they were just a text or a phone call away. We appreciated Alex and Taylor's different skills which complement each other. This was especially important in a situation which can, at times, be fraught with anxiety and apprehension. Taylor gave us feedback following every open home or private viewing which we valued hugely. We would highly recommend Team Quine if you're selling or purchasing property.



## Property. Done well.

**Quine & Co is a boutique agency based in Palmerston North. Built on clear advice, structured process and consistent results for every client and every property.**

At Quine & Co, we treat buying or selling property with the focus it deserves. By taking the time to understand your goals, we position your home carefully within the market.

Marketing is strategic and modern, combining targeted digital and print exposure to maximise reach. Professional and approachable, we value long term relationships and the trust placed in us.

**Get in touch with us to kickstart your property goals today.**

# Quine & Co

027 727 2137 027 374 2696 [hello@quineandco.nz](mailto:hello@quineandco.nz) [quineandco.nz](http://quineandco.nz)

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