

PROPERTY BROCHURE

1437 OLD WEST COAST ROAD
WEST MELTON

A

+ S



1437 OLD WEST COAST ROAD WEST MELTON

COUNTRY WITH A TWIST

 4  3  2  300m²  7.29ha

If your country wish list has started to look a little ambitious, keep reading. With 7.29ha (approx.), a home full of personality, a tennis court and a substantial strawberry-filled greenhouse, 1437 Old West Coast Road makes a pretty compelling case for wanting more. Established gardens wrap around the home, while paddocks and practical shedding give those lifestyle plans somewhere to land.

Inside, high ceilings and generous glazing bring light and character to the home. The open plan kitchen and family room form the everyday gathering spot, while a separate dining room and lounge give everyone room to spread out. A ceramic hob, two electric ovens, rangehood and dishwasher keep the kitchen well equipped, whether you're feeding the family or hosting a few extras. A built-in log burner and two heat pumps take care of comfort.

Four bedrooms include a master with its own ensuite, while a second ensuite bedroom gives guests a little independence. The family bathroom features a tiled shower and toilet, complemented by an additional guest toilet. A separate laundry/mudroom handles the country-life practicalities, and an internal access double garage keeps parking and storage close at hand.

The conservatory deserves a moment of its own. With tall glazing framing the greenery, it's a lovely spot for a morning coffee, a good book or absolutely nothing on the agenda. Outside, established trees and gardens surround the home, with a paved BBQ area for leisurely lunches and a tennis court for settling those friendly family rivalries.

Beyond the garden, eight paddocks, post-and-wire fencing, troughs, hand-line irrigation and a water race provide an established lifestyle setup. A four-bay shed, sheep yards and cattle yards add the practical backing for life on the land.

And then there's the sweetest extra: a substantial 600sqm (approx.) greenhouse, currently accommodating around 2,000 strawberry plants and benefiting from its own power meter. For those with green fingers and ideas to grow, this is quite the head start.

Country living comes with town convenience here, with West Melton village approximately 7 minutes away for shops, cafés and everyday essentials. Christchurch Airport is around a 20-minute drive, while the city centre not much further away. Room to spread out, without feeling out of the loop.

Bring the gumboots. Pack the racquets. Leave room for strawberries.



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LEGALS

Land area	7.29 ha(approx.)
Floor area	300 m2 (approx.)
Tenure	Freehold
Rateable value	\$1,440,000
Rates	\$5,169.70
Council zone	Rural Industry Zone B

ENERGY

Heating	Log burner (in-built), heat pump(s) (2)
Insulation	Ceiling
Windows	Single glazed; aluminium
Water heating	Electric

CONSTRUCTION

Exterior	Plaster over poly
Roof	Corrugated iron

CHATTELS

Auto Garage Door Opener (1) and Remote(s) (1) | Window Treatments | Electric - Oven | Induction - Hob | Dishwasher | Range Hood | Extractor Fan | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (2) | Smoke Detector(s) | TV Bracket | Heat Pump(s) (2) | Clothesline | Water Tank and Pump | Irrigation System (Manual) | Green house



INTRODUCING AMY + SHAR

Founded in 2025, A + S is an innovative boutique real estate agency based in Darfield, led by the dynamic duo of Amy Jones and Shar Simôn. With over 18 years of combined experience, Amy and Shar have honed their skills to perfection, creating an agency that offers something truly unique—an exceptional personal touch + unparalleled local market knowledge.

We deliver a bespoke service that's only possible with a boutique agency. It's all about you—your needs, your goals, and your journey. We pride ourselves on building long-lasting relationships with our clients based on trust, integrity, and a shared passion for real estate. When you work with us, you're not just another transaction; you're a valued partner.

At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional experience that makes the process of buying or selling as smooth as possible.

We love where we live, and we want you to love it too.

Our local expertise + dedication to your success set us apart, giving you the confidence that we have your best interests at heart.

We can't wait to help you achieve your real estate goals!

NOTES

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