



## 886 Two Chain Road, Swannanoa, Waimakariri, 7475, Canterbury

Auction postponed until further notice. Inquiries can still be made. The auction will be plus GST if any, or zero rated. Please discuss prior to bidding. Registered buyers can bid online through this listing, or by phone or email. Freenzi Auction method allows for conditional bids to be placed. Contact Ali for more information on 021 081 64933. SWALLOW GARDENS - Sold as a home with 'a going concern income', or simply use it for a home & office, or for the extended family. Lovely garden setting to host weddings or garden parties/morning & afternoon teas. A lifestyle property with proven & substantial rental income. Auction closes by the 13th March. Inspection is by appointment only. All interested parties need to register prior to viewing the property. Superior 2.695 hectare property located in prime location close to Swannanoa school, pre-school, and Mandeville shopping village. Combined floor areas approximately 500 sq m, offering accommodation or business options. The 2019 RV is \$1,350,000. Main homestead; Entertainers dream! - spacious kitchen, dining and living areas, rustic tuscan styled pergola, & outdoor dining/bbq area (including 2 wet kitchens). Above ground rock-styled saltwater pool with waterfall. Botanic grounds with large fish pond & waterfall. 4 bedrooms, or 3 bedrooms plus office, main bedroom with ensuite. Separate formal lounge. Another separate living area with a kitchenette by the bedrooms. Brick veneer, some with plaster finish. Internal triple garage/workshop. Spacious main bathroom with bath & double shower. New ensuite. Separate laundry with storage. Gas hotwater & fire. Ducted air-conditioning in living & main bedroom. Under tile heating in the bathroom & ensuite. Re-decorated throughout. Semi-detached apartment. Approximately 80 sq m. Currently operating as holiday accommodation; New bathroom with COC. New kitchen. French doors leading to covered porch & outdoor areas. Screened bedroom area. Separate gas and hotwater. Double glazed. 2 bedroom character cottage of approximately 73 sq m, built approx 2007. Repainted with new carpets. Linear weatherboard. Double glazed. Separate driveway. Private & secluded. Detached triple garage workshop with power - 54 sq m. Established shelter with landscaped gardens, featuring mature cherry trees, leading to a small tree-lined enclosure. Large ornamental pond, with a rock waterfall. Well bore. Oasis septic tank systems for both dwellings interconnected. Automatic lawn irrigation system.

### BASE INFORMATION:

Bed : 6  
Bath : 4

### CONVENIENCE:

**General Amenities:** Satellite Dish, Sprinkler System, Cable TV, Cable Internet,  
**Appliance Amenities:** RO Combo Gas/Electric, Range/Oven, Dishwasher,  
**Community Amenities:** Swimming Pool,  
**Energy Savings Amenities:** Gas Fireplace, Gas Hot Water,  
**Exterior Amenities:** Pasture, Garage, Exterior Lighting, Covered Patio,  
**Interior Amenities:** Carpet Throughout,  
**Landscape Amenities:** Lawn, Landscaping,  
**Security Amenities:** Sprinkler System, Burglar Alarm,



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