Bellbird Brae

Mt Lyford Village, North Canterbury. Private sale by the owner.

Asking price $789,000

A three-bedroom timber house on its own platform at the top of a 4,000 m^2 bush section, with Mount Lyford behind and the Mason Hills in front.



Facts

Address: 50 Terako Terrace, Mt Lyford Village, Waiau 7395

Title: Freehold, Lot 50 DP 53395, 4,000 m^2

House: Two storeys, 93 m^2 (48 m^2 ground, 45 m^2 first floor). 3 bedrooms, 1 bathroom with laundry, separate WC

Finished: 2024. Code Compliance Certificate 30 September 2024

Inside: New Zealand pine tongue and groove walls and ceilings, finished in Foreverbreathe Interior Oil & Wax; hidden fixings

Outside: Thermally modified timber shiplap on a ventilated cavity, steel roof

Warmth: Woodsman Kanaku wood burner, two Daikin heat pumps, R4.4 external walls, Terra Lana wool in internal walls, R7 ceiling, low-E argon double glazing

Hot water: Continuous gas, two 18 kg LPG bottles owned and included

Kitchen: Bosch cooker with gas hob, Fisher & Paykel fridge and dishwasher, Tristone benchtop, 2 m window to the Mason Hills

Laundry: Fisher & Paykel 10 kg washer and 8 kg heat pump dryer, included

Site: Engineered platform; Tetra Tech Coffey geotechnical assessment before the build

Water: Village supply, not metered

Wastewater: Austin Bluewater aerated system, ECan permit CRC234862, serviced six-monthly

Power and internet: Underground power, generator inlet; 4G internet

Costs: Council rates $2,148.41 (2026/27); village levy $570 (2026/27)

Distances: Ski field 9 km, Kaikōura about 63 km, Hanmer Springs 73 km, Christchurch about 145 km

Settlement: Flexible

Documents and viewings

The LIM, Code Compliance Certificate, title, consented plans, building inspection report, geotechnical assessment, certificates and ECan permit are at bellbirdbrae.co.nz. Viewings by appointment.

James Graham, owner. 021 078 5760, james@bellbirdbrae.co.nz

I'm the owner selling my own house, not a licensed real estate agent. Please read the documents and take your own legal advice before making an offer. Areas from the consented plans.

bellbirdbrae.co.nz