

CANVASTOWN LIFESTYLE ESCAPE



87 TE HORA PA ROAD, CANVASTOWN

Renovated Character Home + Shed Space + Future Potential

**Deadline Sale Closing: 5:00pm, Friday 15th May 2026
(unless sold prior)**

Offers invited over \$800,000

All offers to be submitted in writing before closing time.

PROPERTY OVERVIEW

Offering space, privacy, extensive shed spaces, and genuine future potential, this unique lifestyle property in the sought-after Canvastown area presents an exceptional opportunity to secure a peaceful rural retreat.

Originally part of the area's historic timber milling heritage and later operated as a honey factory, the building has been thoughtfully converted into a spacious two-level residence that blends character with modern comfort.

Set on approximately 6,679m², the property offers established trees, privacy, and a peaceful rural outlook, all just a short drive from Havelock.

This is more than a home it is a lifestyle with genuine long-term potential.





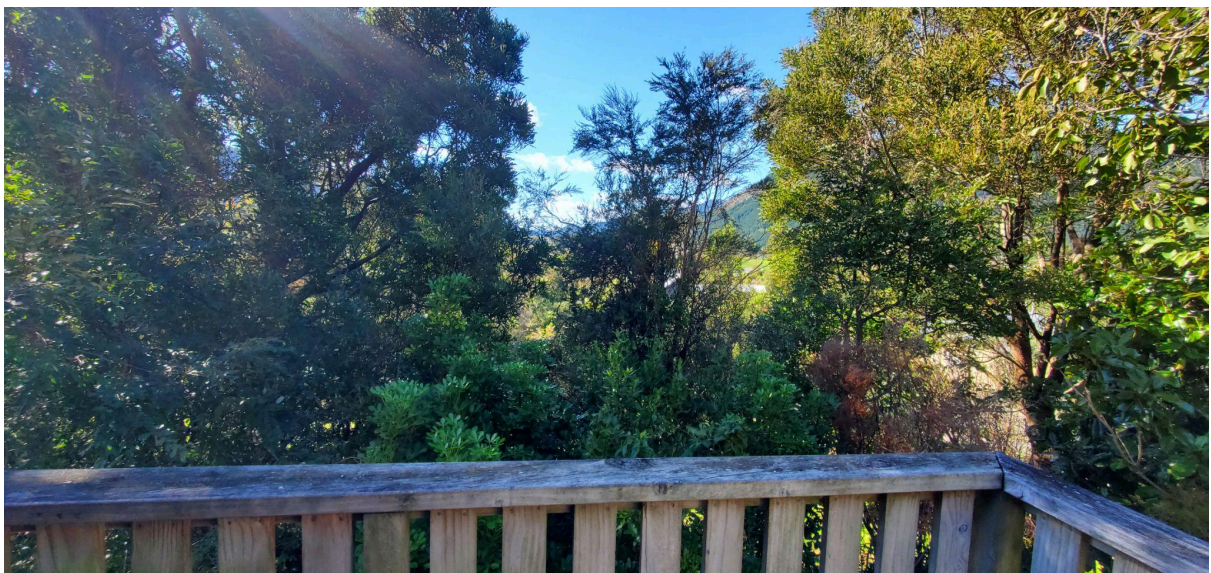
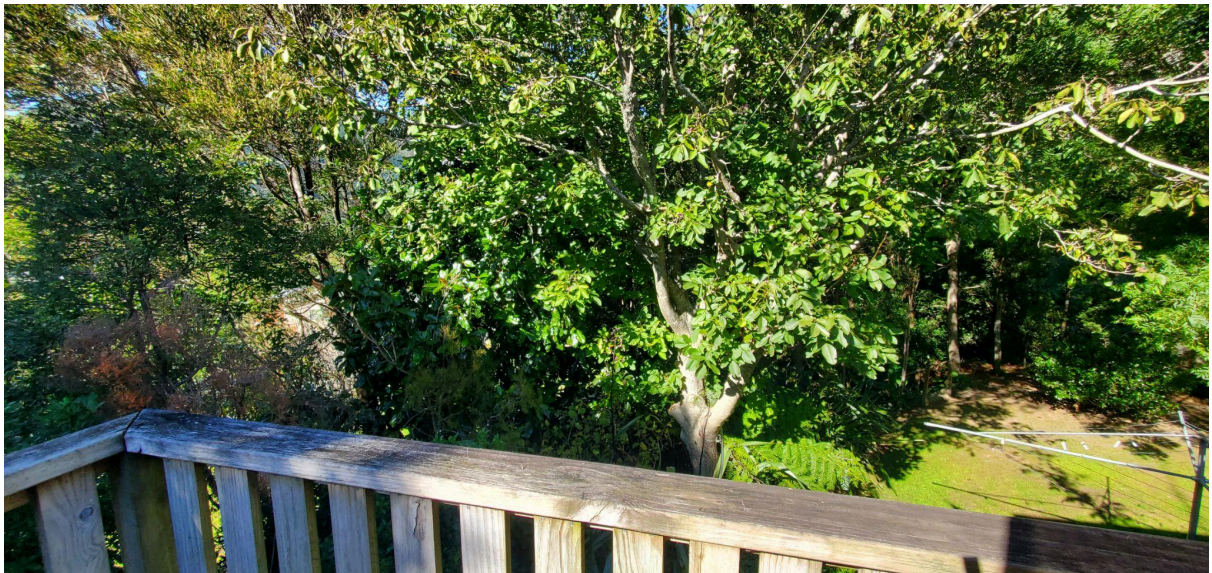
IMAGINE THE LIFESTYLE

Wake to birdsong and valley views as the morning sun rises over the Wakamarina Valley.

Enjoy coffee on the deck while the mist lifts from the hills and the countryside comes to life.

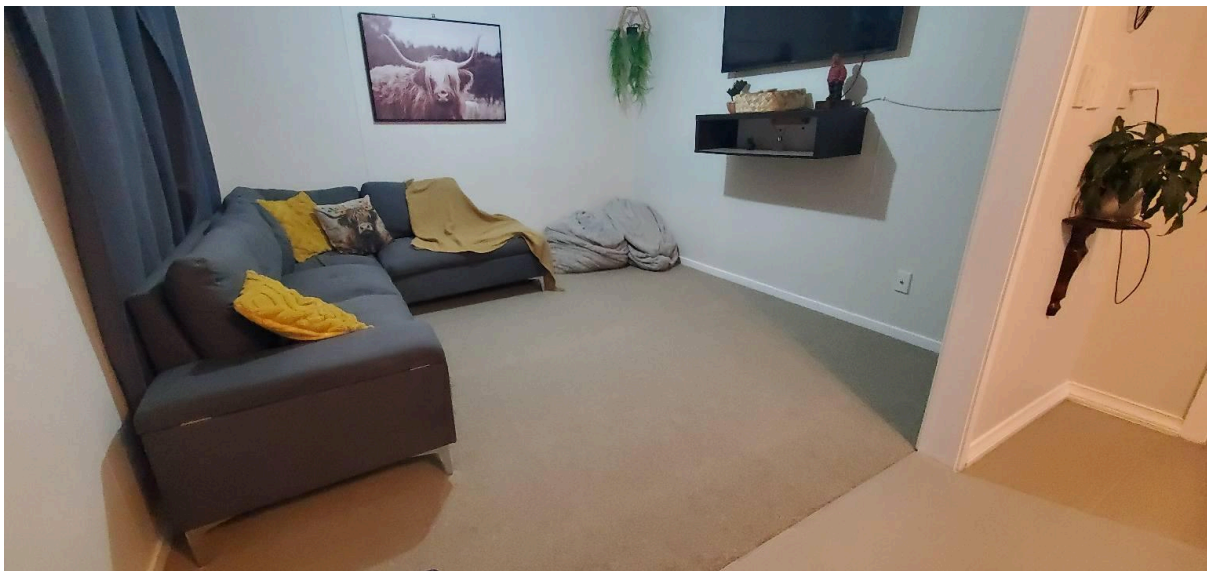
With space for gardens, animals, projects, and outdoor living, this property offers the freedom and privacy many families dream about but rarely find.

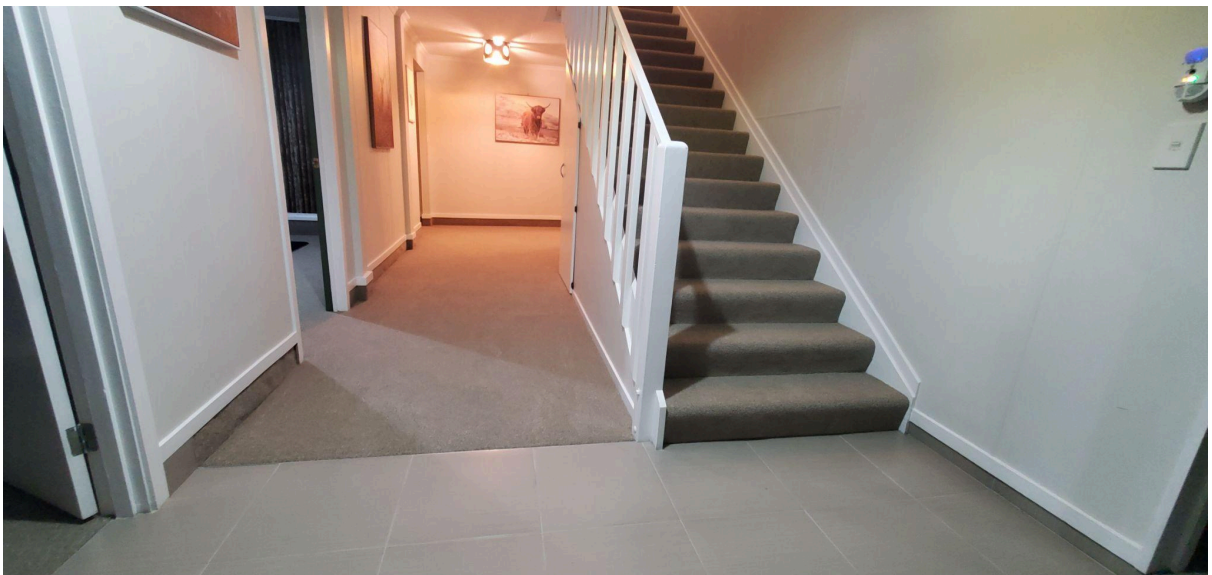
Spend weekends fishing in nearby rivers, exploring native bush walks, or simply relaxing on your own peaceful piece of Marlborough countryside.



HOME FEATURES

- 4 bedrooms
- 2 lounges
- 2.5 bathrooms
- Spacious open-plan upstairs living with excellent natural light
- Deck access from living area and master bedroom
- Concrete patio downstairs for outdoor living
- Brand new carpet and tiled flooring (2026)
- Two log fires plus wood range with wetback
- Warm, character-filled converted building with unique history











SHEDS & INFRASTRUCTURE

- Large double garage
- Three-bay farm shed
- Additional 6m x 6m garage/workshop
- Extensive storage for tools, machinery, firewood, or lifestyle equipment

A rare amount of usable shedding makes this property ideal for hobby farming, trades, or outdoor living.



FUTURE POTENTIAL

A standout feature is the lower paddock, which previously had services available but buyers must verify with council offering real opportunity for a second dwelling (subject to council approval).

This creates multiple future options:

- Extended family living
- Guest accommodation or Airbnb potential
- Long-term development or land use flexibility



LOCATION – SOUGHT-AFTER WAKAMARINA VALLEY

Located in the heart of the scenic Wakamarina Valley, known for its rivers, bush walks, fishing, and strong community feel.

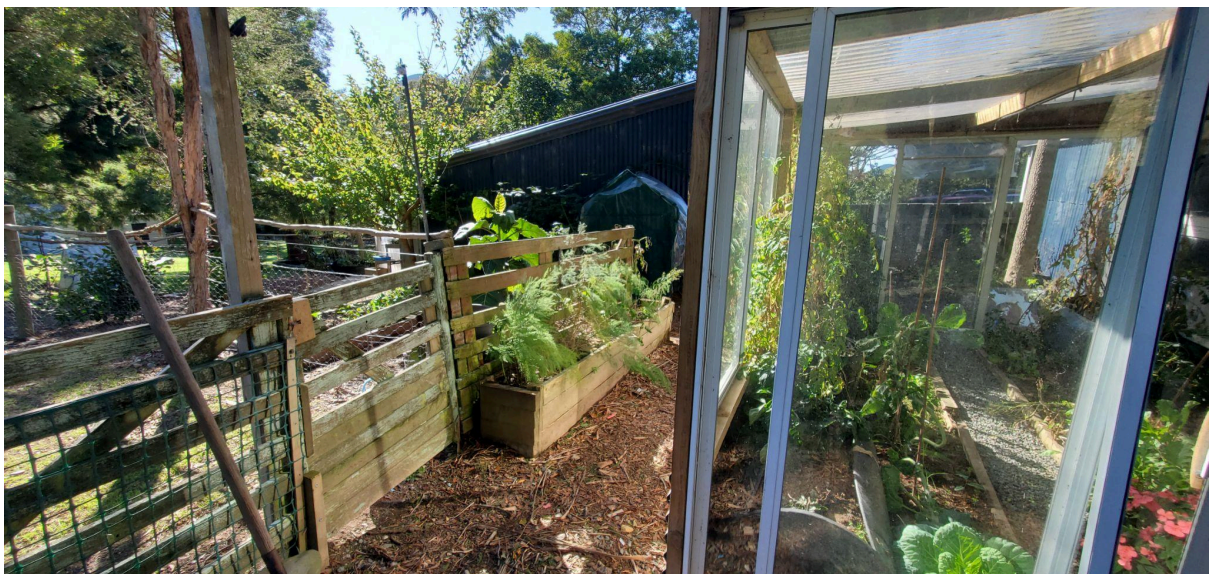
- Canvastown School at the end of the road
- Approx. 10 minutes to Havelock
- Approx. 40 minutes to Blenheim

A safe, welcoming rural community with nature on your doorstep.



DEADLINE SALE DETAILS

- Offers are to be submitted using the standard Agreement for Sale and Purchase of Real Estate, prepared by the purchaser's solicitor or conveyancer.
- All offers must be received before:
5:00pm, Friday 15th May 2026 (unless sold prior)
- Buyer enquiry invited over **\$800,000**
- Conditional and unconditional offers will be considered.
- The vendors reserve the right to accept an offer prior to the deadline or to decline any offer.



BUYER INFORMATION

Buyers are advised to complete their own due diligence, including:

- LIM report
- Building inspection
- Council consent checks for development potential
- We have available all documents from when we purchased in 2021 including building report and remedies/LIM and all infrastructure documents.

Property file available:

<https://www.marlborough.govt.nz/services/property-files-online?searchType=Property+Number&propertyNumber=PN532329#property-results-scroll-dest>



ENQUIRIES

For further information or to arrange a viewing, please contact:
bonnietonks1983@gmail.com or 0279646218

