

Web ORU4777005

1068 Orari-Rangitata HW

Rangitata - Geraldine



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03 308 0027

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Charming Lifestyle Retreat with Rural Feel!

Welcome to your next chapter in Orari, a spacious and character-filled property with a touch of history and plenty of charm.

Perfectly positioned along State Highway One, between Ashburton and Timaru, this property offers the best of both worlds: rural living with the convenience of easy access to nearby towns.

Once a much-loved café, this property is full of potential for creative living — and offers huge potential with a fully equipped café, café kitchen, and chattels ready to bring your vision to life.

The separate residence, with open-plan living, provides a welcoming hub for family life, along with three comfortable bedrooms providing plenty of room for family or guests.

Step outside and enjoy your private outdoor area — perfect for summer barbecues, relaxing afternoons, or simply soaking up the tranquility among established trees.

An added bonus is the collection of fruit trees, where you can enjoy the simple pleasure of picking fresh fruit from your own backyard.

This property isn't just a place to live — it's a lifestyle. Whether you're looking for a family home, a creative retreat, a rural escape, or business opportunity this unique property offers endless possibilities.

Contact us today to arrange a viewing and experience the charm and potential of this unique property for yourself!



Property Information

Description	Freehold
Legal Description	Section 2-3 and Part Section 9-10, Town of Rangitata
Title	CB20K/111

Rateable Value (as at September 2023)

Improvement Value	\$330,000
Land Value	\$150,000
Capital Value	\$480,000

Floor Area	270m ²
Land Area	2792m ²

Bedrooms	3
Bathrooms	1
Garage	4

Approximate Age	Unknown
Roof	Iron
Cladding	Weatherboard
Window Joinery	Timber
Glazing	Single
Insulation	Ceiling
Heating	Log burner

Rates (as at date of listing)

Timaru	\$3,485.81pa
ECAN	\$ 466.72 pa
Total	\$ 3,952.53 pa

Chattels

HOUSE:
Bathroom extractor fan, bathroom heater, clothesline, curtains, fixed floor coverings, light fittings, rangehood, stove, smoke detectors, garden shed.

CAFÉ:
Fully equipped café with kitchen and chattels.

Additional Information

EQC Claim Status - Sept 2010 to Dec 2011
No registered claim

Building Permits and Consents
Information available in LIM dated August 2025, upon request.



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For Sale

By Negotiation

Address 1068 Orari-Rangitata HW, Rangitata

View By appointment

Proudly Supporting



While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects.

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