

MCRAE & KNOWLER

PROPERTY BROCHURE

46 HASTINGS STREET, SOUTHBRIDGE



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Enquiries Over \$425,000

FIRST HOME BUYERS LINE UP

 2  1  1  80 m²  809 m²

What an amazing opportunity to get onto the property ladder! This well-proportioned two-bedroom, one-bathroom house presents an excellent opportunity for first-time home buyers to secure their slice of tranquil living while still enjoying the convenience of proximity to local amenities. Each room within this delightful home is graced with raised ceilings accented by exposed beams that exude character. The heart of the house is the modernised kitchen, featuring a chic Smeg stove perfect for crafting culinary delights. The log burner in the living area promises to make your winters warm and cosy, offering a welcoming hearth for family and friends to gather around. The bedrooms are thoughtfully designed, with the spacious master bedroom and the cosier second bedroom both benefiting from built-in wardrobes. Storage can be found along the hallway, ensuring practicality matches this home's undeniable charm. The bathroom, accessed through a sliding barn door, has been refreshed with a shower-over-bath setup, blending practicality with the home's classic character. A separate laundry with direct backyard access enhances functionality, making outdoor tasks more convenient. Step outside onto the spacious 809-square-metre fenced section, where a well-established garden with mature trees creates a private retreat. The rear of the property features additional secure fencing, ideal for separating outdoor spaces, along with a single garage and adjoining workshop for added functionality. For the little ones, Southbridge Primary School is just a stroll away, underscoring the family-friendly essence of this captivating property. Make 46 Hastings Street your first step onto the property ladder and enjoy the charm of rural living with everyday convenience.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	809 sqm
Floor area	80 sqm
Tenure	Freehold
Rateable value	\$400,000
Land value	\$240,000
Improvements value	\$160,000
Rates	\$3,883.75
Council zone	Low Density Residential Zone
Technical category	RD195

ENERGY

Heating	Log Burner
Insulation	Underfloor
Windows	Timber & Aluminum
Water heating	Electric

CONSTRUCTION

Year built	1965
Exterior	Tin & Weatherboards
Roof	Iron
EQ repairs	CLM/2010/117293 & CLM/2011/239496

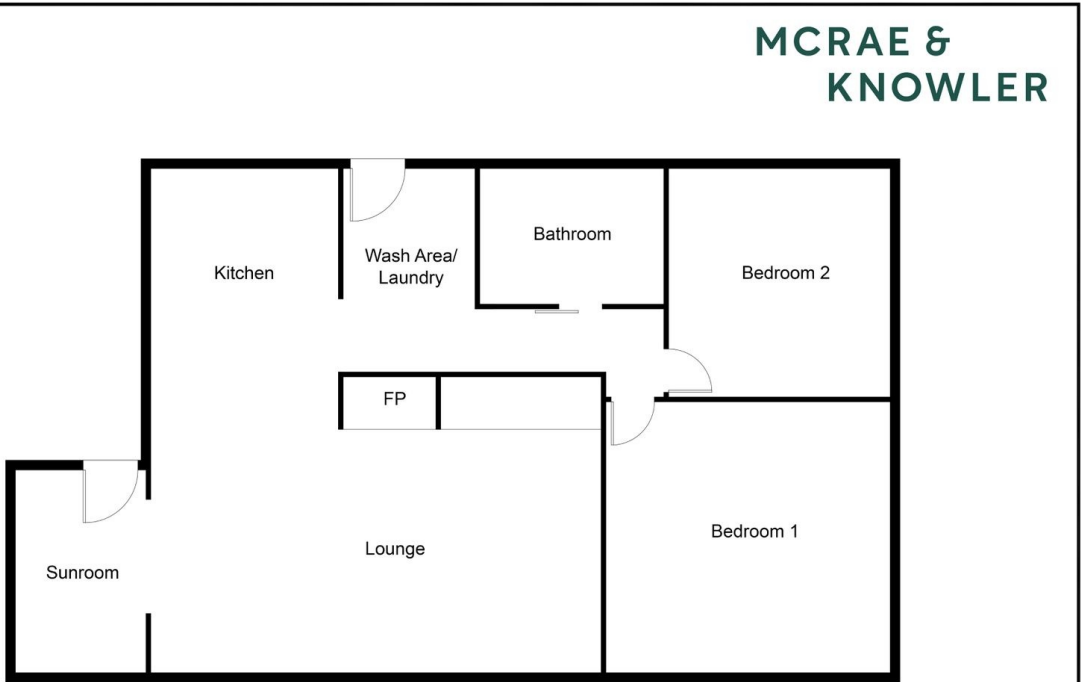
EDUCATION

Early childhood	Southbridge Playcentre, Children First Preschool
Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric stove, Extractor Fan, Fixed floor coverings, Light fittings, Panel heaters (2)

NOTES



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



INTRODUCING

CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of \$150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

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 mkrealestate.co.nz

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