

MCRAE & KNOWLER

PROPERTY BROCHURE

42 CHERVIER STREET, LEESTON



42 CHERVIER STREET, LEESTON

Enquiries Over \$715,000

SUNNY, SPACIOUS, AND FAMILY READY



4



2



2



200 m²



716 m²

Set in a family-friendly neighbourhood, this well-designed four-bedroom home offers both comfort and functionality. At its heart is a light-filled open-plan kitchen, dining, and living space that connects seamlessly to a large concrete patio through French doors, perfect for entertaining or relaxing. A freestanding log burner brings warmth and character, while heat pumps in the living area, master bedroom, and hallway provide year-round climate control. The home benefits from solar panels mounted on different orientations of the roof, maximising sunlight capture and minimising electricity bills.

The kitchen is well-equipped with a walk-in pantry and a generous double fridge cavity. Adjacent to the dining area, a dedicated study with a sliding door with glass panels offers a flexible space for work or study. The master bedroom is generously sized and well-appointed, featuring a walk-in wardrobe, en-suite, and direct access to the patio. Three additional double bedrooms each include built-in wardrobes, while a separate toilet and vanity complement the main bathroom. The double internal-access garage also incorporates the laundry facilities.

Positioned on a fully fenced 716m² section, the property enjoys excellent sun and features three garden sheds. There's ample space for kids to play, pets to roam, and scope to personalise the garden and outdoor areas to suit your style.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	716 sqm
Floor area	200 sqm
Tenure	Freehold
Rateable value	\$710,000
Land value	\$260,000
Improvements value	\$450,000
Rates	\$4,612.45
Council zone	Living XA
Technical category	RD201

ENERGY

Heating	Heat Pump x 3
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2014
Exterior	Brick
Roof	Steel/G-iron

EDUCATION

Early childhood	Active Explorers Leeston, Children First Preschool, Leeston Playcentre
Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (1) and (1) remote, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Garden shed (3), Heated towel rail (2), Heat pump (3) and (3) remotes, Light fittings, Range hood, Smoke detectors, Waste disposal.

NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

 cameron@mkrealestate.co.nz

 mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008