

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

244 SOUTHFIELD DRIVE, LINCOLN







# 244 SOUTHFIELD DRIVE, LINCOLN

Deadline Sale, Closing 19th August at 2:00 pm

## FLEXIBLE, FUNCTIONAL & FAMILY-FOCUSED

 4  2  2  202 m<sup>2</sup>  666 m<sup>2</sup>

Set in a quiet pocket of Lincoln where families feel at home and everything you need is close by, this thoughtfully designed four-bedroom home is packed with practical features, flexible spaces, and a few unexpected extras. Step inside and a generous, open-plan living and dining area greets you, featuring striking raised ceilings, all centred around a large kitchen that makes everyday cooking and entertaining easy. There's a 90cm freestanding gas oven, ample bench space, and a spacious pantry. A log burner and heat pump keep things cosy year-round, and dimmable lighting throughout all living areas, including the master bedroom, lets you set the mood to suit. French doors lead out to a sunny patio and tidy, established garden, perfect for weekend barbecues or a quiet morning coffee. There's also a separate lounge, located behind wooden French doors, which provides an additional living space with a heat pump and direct access to the master bedroom featuring a walk-in wardrobe, an en-suite, and a private patio. Three more double bedrooms all have built-in wardrobes, and the spacious family bathroom includes a separate toilet for added convenience. At the front of the property, a dedicated home office provides separation from the main living areas, ideal for working from home or simply enjoying a quiet, focused space. Formerly a double garage, the space has been converted into two functional zones: a separate laundry and a versatile front room, perfect as a man cave, rumpus room, or studio. With dual glass sliding doors and an insulated garage door, it offers excellent flexibility for a variety of uses. Outside, the 666m<sup>2</sup> section is fully fenced, safe for kids and pets, with space to play or unwind.

To be sold by Deadline Sale (unless sold prior). Deadline closing 19th of August 2:00 pm



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS







## LEGALS

Land area	666 sqm
Floor area	202 sqm
Tenure	Freehold
Rateable value	\$780,000
Land value	\$400,000
Improvements value	\$380,000
Rates	\$4,127.20
Council zone	Medium density residential zone

## ENERGY

Heating	Heat Pump x 2, Log Burner
Insulation	Walls, Ceiling
Windows	Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	2008
Exterior	Plaster
Roof	Steel/G-iron
EQ repairs	CLM/2010/152151

## EDUCATION

Early childhood	Melodies Preschool, Educare Lincoln Village, Whippersnappers Early Learning Centre
Primary	Ararira Springs Primary- Te Puna o Ararira
Secondary	Lincoln High School

## CHATTELS

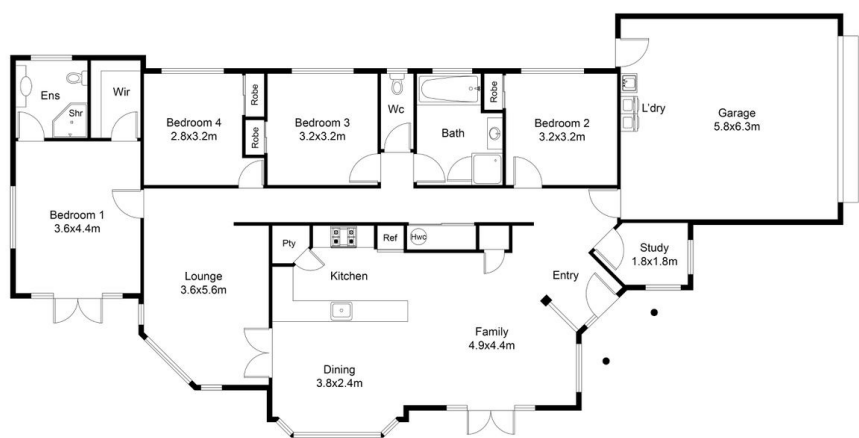
Auto garage door opener (1) and (1) remote, Window treatments, Clothesline, Dishwasher, 90cm freestanding oven with gas cooktop, Fixed floor coverings, Garden shed (1), Heat pump (2) and (2) remotes, Light fittings, Range hood, Smoke detector, TV bracket.

Excluded Chattels: Bar leaner, Bar



# NOTES

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FLOOR PLAN

244 Southfield Drive, Lincoln





## 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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