

MCRAE & KNOWLER

PROPERTY BROCHURE

33 LUNN CRESCENT, LEESTON



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Deadline Sale, Closing 3rd September at 12.00 pm

OPPORTUNITY KNOCKS ON 650M²

 3  1  2  131 m²  650 m²

This property is more than just a house; it's an opportunity waiting to be claimed. Whether you're an investor, a growing family, or stepping onto the property ladder for the first time, this three-bedroom, one-bathroom gem offers the ideal blend of functionality and style. Set on a generous 650m² fully fenced section, privacy and security are well taken care of thanks to a smart electric gate, complemented by handy side gates that lead to a backyard brimming with potential.

The open-plan kitchen, dining, and living space is the heart of the home, featuring sleek stone benchtops, a modern subway tile splashback, and a large central island with a pop-up plug outlet, perfect for those who love to cook and entertain. Natural light streams through to the living area, flowing effortlessly outdoors via a sliding door to the sunny concrete patio and the expansive backyard beyond. Each double bedroom comes with a built-in wardrobe, with one offering direct patio access. The family bathroom serves all rooms with ease, featuring a bath, shower, vanity, and toilet. A double internal access garage provides secure parking, laundry facilities, and a convenient drive-through feature with a concrete slab, ideal for extra storage or a trailer.

This home has the essentials covered, the style nailed, and the potential ready for you to unlock.

Deadline Sale (unless sold prior) Closing Wednesday 3rd September at 12:00 pm



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	650 sqm
Floor area	131 sqm
Tenure	Freehold
Rateable value	630,000
Land value	250,000
Improvements value	380,000
Rates	4801.80
Council zone	Living XA

ENERGY

Heating	Heat Pump
Insulation	Walls, Ceiling
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2024
Exterior	Brick
Roof	Steel/G-iron

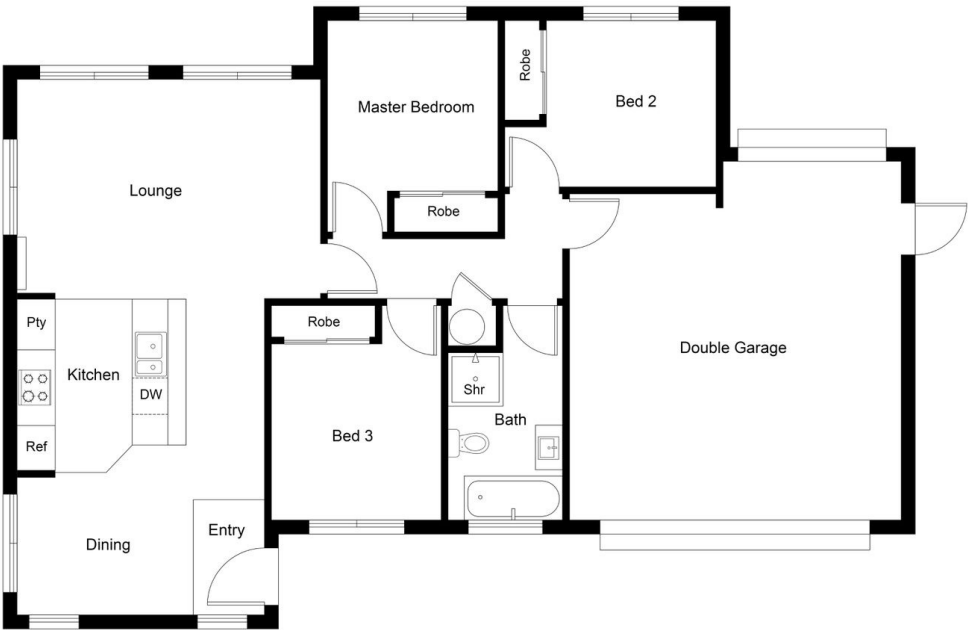
EDUCATION

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

CHATTELS

Garage door opener (2) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fan (2), Garden shed (1), Heated towel rail (1), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detector, Waste disposal, Electric gate, Hunter irrigation system (auto lawns)

NOTES



FLOOR PLAN

33 Lunn Crescent, Leeston



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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