

MCRAE & KNOWLER

PROPERTY BROCHURE

5 MCKENZIE AVENUE, SOUTHBRIDGE



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\$659,000

SO MUCH POTENTIAL ON 2798M2!

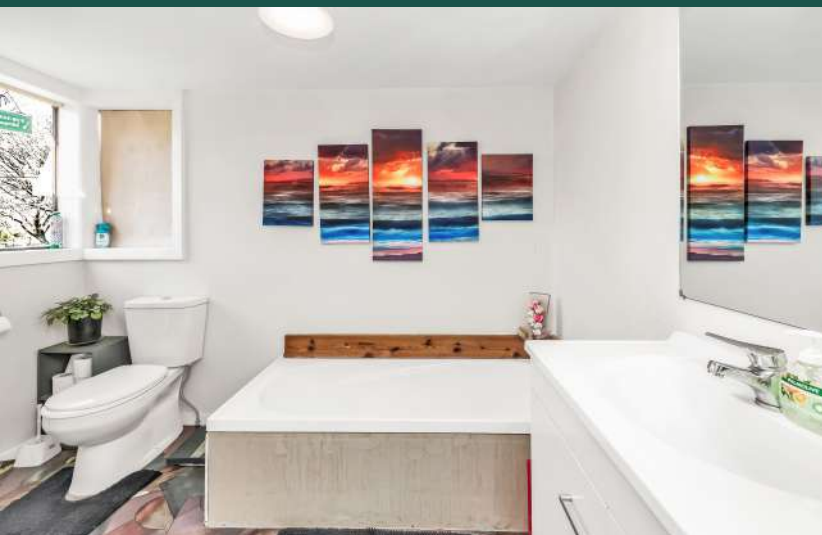
 3  2  6  127 m²  2798 m²

Offering the opportunity to create something quite special this property is unique in so many ways. Located on quiet McKenzie Avenue on the edge of the popular township of Southbridge this large section of nearly three quarters of an acre (2798m²) features a sweeping driveway framed by specimen trees providing access to the sturdy three bedroom 1960s built brick dwelling which has the makings of a true family home with its large living area, family sized kitchen, two bathrooms and large laundry. The home will respond well to some updating providing the chance for you to add some value through some cosmetic enhancement. Outdoors there are several garaging options including the original large garage which is suitable for several large vehicles and a workshop area and a second large garage which has capacity for up to possibly six cars. For those that have a hobby or interest there is a large standalone building which lends its self to multiple uses including games/hobbies room, extra living space or just storage. On top of this there are plenty of lawns for the children to run around on, a separate vegetable garden area, a potting shed, an area suitable for fowls and so much more.

This property oozes potential for the prospective purchaser and is worthy of your immediate inspection



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	2798 sqm
Floor area	127 sqm
Tenure	Freehold
Rateable value	630,000
Land value	295,000
Improvements value	3350,000
Rates	\$4,242.70
Council zone	Selwyn District Council

ENERGY

Heating	Heat Transfer System
Insulation	Roof & Underfloor (expol)
Windows	Aluminum
Water heating	Gas
Ventilation	Extractor Fan

CONSTRUCTION

Year built	1965
Exterior	Brick
Roof	Concrete Tile
EQ repairs	Agent requested file

EDUCATION

Early childhood	Southbridge Playcentre
Primary	Southbridge Primary School
Secondary	Ellesmere College

CHATTELS

Window Treatments, Clothesline, Electric Oven, Extractor Fan, Fixed Floor Coverings, Garden Shed, Infinity Water Heating System, Heat Transfer System, Light Fittings, Rangehood, Smoke Detectors, TV Brackets, DVS.

NOTES

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal green lines across its entire width. The background is a solid off-white color, typical of standard notebook paper. There are no margins, text, or other markings present.



INTRODUCING

STEPHAN KNOWLER

Stephan commenced selling real estate in the Selwyn District in 2004. With his experience and down-to-earth, practical advice, which is increasingly rare, he offers a valuable service. Holding an AREINZ National Diploma and Branch Manager Qualifications, Stephan is not only a hard-working agent but also a highly qualified one. As enthusiastic as ever, he has extensive experience in all aspects of real estate, including residential, lifestyle, rural, and the development and sale of large subdivisions. Over his many years in the industry, he has handled a wide range of transactions.

Whether you're selling a small cottage or a large rural property, you can expect a stress-free experience and a great outcome with minimal fuss. Having bought and sold numerous properties himself, Stephan understands the perspective of both vendors and purchasers, and he treats everyone with the respect he himself would expect. Growing up in the deep south of Western Southland, he retains a deep love for the land and currently lives on a 13-hectare property in the Irwell district.

When not working, Stephan enjoys spending time with his wife Leonie and their three daughters, Georgia, Matilda, and Jemima. He also loves exploring the great outdoors, with hobbies including fishing, hunting, diving, and boating.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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