

MCRAE & KNOWLER

PROPERTY BROCHURE

60 WHITEHORN DRIVE, LINCOLN



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Deadline Sale 17th September at 4pm (unless sold prior)

NO COMPROMISE ON QUALITY

 4  2  3  250 m²  610 m²

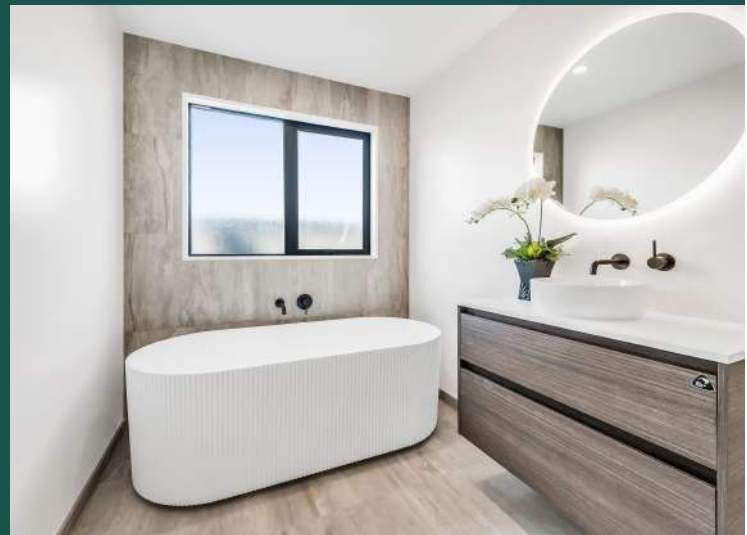
Positioned among quality new residences this 250m² luxury home leaves no stone unturned in the search for perfection with the aim being to provide the very best in every aspect possible. Set for maximum sun on 610m² in the popular Rosemerryn subdivision and offering four generous bedrooms and several living options including a genuine formal lounge plus a spacious triple garage (complete with marine grade carpet) this home caters for all members of the family with its sheer space and style. The eye catching designer kitchen is the heart of the home with its large island bench with its stone top and waterfall sides providing an extensive food preparation and casual dining option.

Add to this the quality appliances, oversize walk in pantry with amazing storage and stunning splashback and you have the kitchen you have been dreaming of. The beautifully appointed bathrooms are next level with extensive tiling, underfloor heating, and the ensuite is one of the largest we have seen and comes complete with his and hers basins and mirrors plus a supersize double shower and quality fittings throughout. Add to this masses of storage at every turn, a separate laundry, formal entranceway and you have a home that has wow factor everywhere you look. Outdoors there are extensive Kwila decks, a professionally landscaped section and loads of off street parking ensuring this property is the complete package.

We guarantee that with one look you will want to make this property your own so early viewing is recommended.



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REPORTS AND SALE
PARTICULARS



LEGALS

Land area	610 sqm
Floor area	250 sqm
Tenure	Freehold
Rateable value	N/A
Land value	N/A
Improvements value	N/A
Rates	\$2,580.20
Council zone	Selwyn District Council

ENERGY

Heating	Ducted Heating
Insulation	Walls & Roof
Windows	Aluminum, Double Glazing
Water heating	Electric
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2025
Exterior	Aerated Concrete Panel, Plaster, Linea Oblique
Roof	Coloursteel
EQ repairs	N/A

EDUCATION

Early childhood	Melodies Preschool, Educare Lincoln Village, BestStart Te Wharki
Primary	Lincoln Primary School
Secondary	Lincoln High School

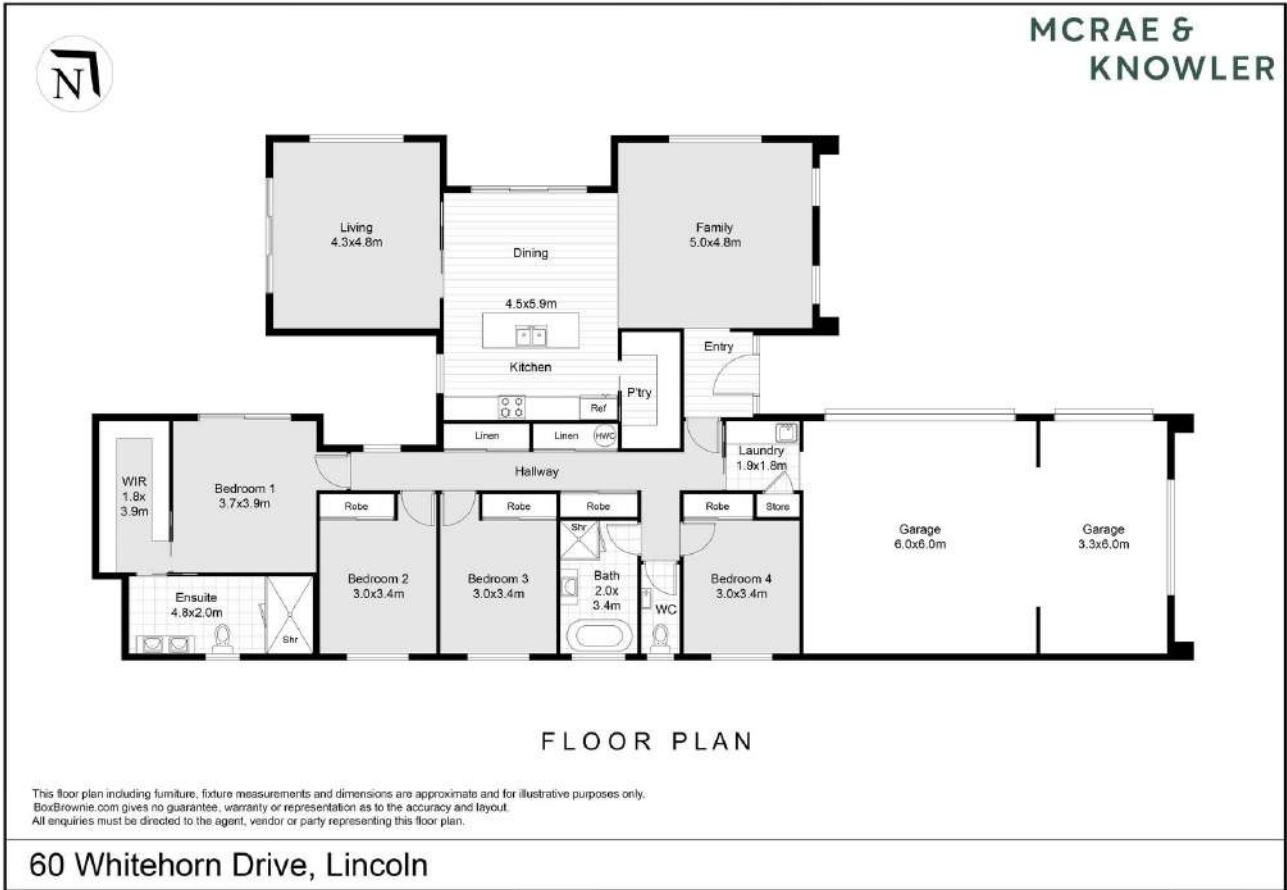
CHATTELS

Auto Garage Door Opener (2) and Remotes (3), Clothesline, Dishwasher, Electric Oven & Electric Stove, Extractor Fans, Fixed Floor Coverings, Heated Towel Rails (2), Heat Pumps, Light Fittings, Rangehood, Smoke Detectors.





NOTES



Notes



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



INTRODUCING

TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



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