

MCRAE & KNOWLER

PROPERTY BROCHURE

2 / 242 AHURIRI ROAD, TAI TAPU



Boundary lines indicative only

2 / 242 AHURIRI ROAD, TAI TAPU

Contact for price

OFFERS CONSIDERED FOR THIS SPECIAL PROPERTY.

 4  2  4  245 m²  4.03 Hectares

Vendor invites offers## Perched in a prime elevated position, this property delivers the kind of outlook that's hard to come by with sweeping views across the stunning Ahuriri Valley and all-day sun from morning to late afternoon. Here, you'll enjoy the quiet of rural life without losing the convenience of being just a short drive from Tai Tapu's café, school, and amenities. The home itself is spacious and well thought out. With four bedrooms and two living areas, there's room to spread out whether it's relaxed family time in the open plan lounge with a cosy log burner, or entertaining guests on the large sun-drenched deck. The second lounge provides a great option for a media room or a peaceful escape.

The kitchen is a standout, generous in size, well laid out, and perfectly positioned to keep you connected to the living and dining areas. You'll also stay comfortable year round thanks to ducted heating throughout the home. The master bedroom has everything you'd expect including a walk-in robe, ensuite, and doors that open to the deck to soak up that morning sun. There's also a separate laundry, a formal entranceway, and internal access double garaging. Outside, the land is fenced into several paddocks, ideal for those wanting to run a few stock or simply enjoy the space and privacy. Whether you're after a hobby farm, a place to bring up the kids with room to roam, or a peaceful base close to the city, this property ticks the lifestyle boxes.

Properties in this pocket of Tai Tapu are rarely available. Secure your slice of Ahuriri Valley paradise while you can.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	4.03 Hectares
Floor area	245 sqm
Tenure	Freehold
Rateable value	1,390,000
Land value	700,000
Improvements value	690,000
Rates	3141.10
Council zone	Selwyn District Council
Technical category	U201

ENERGY

Heating	Ducted Heat Pump & Log Burner
Insulation	Walls & Roof
Windows	Aluminum, Double Glazing
Water heating	Infinity System
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2015
Exterior	Brick
Roof	Tin tile
EQ repairs	N/A

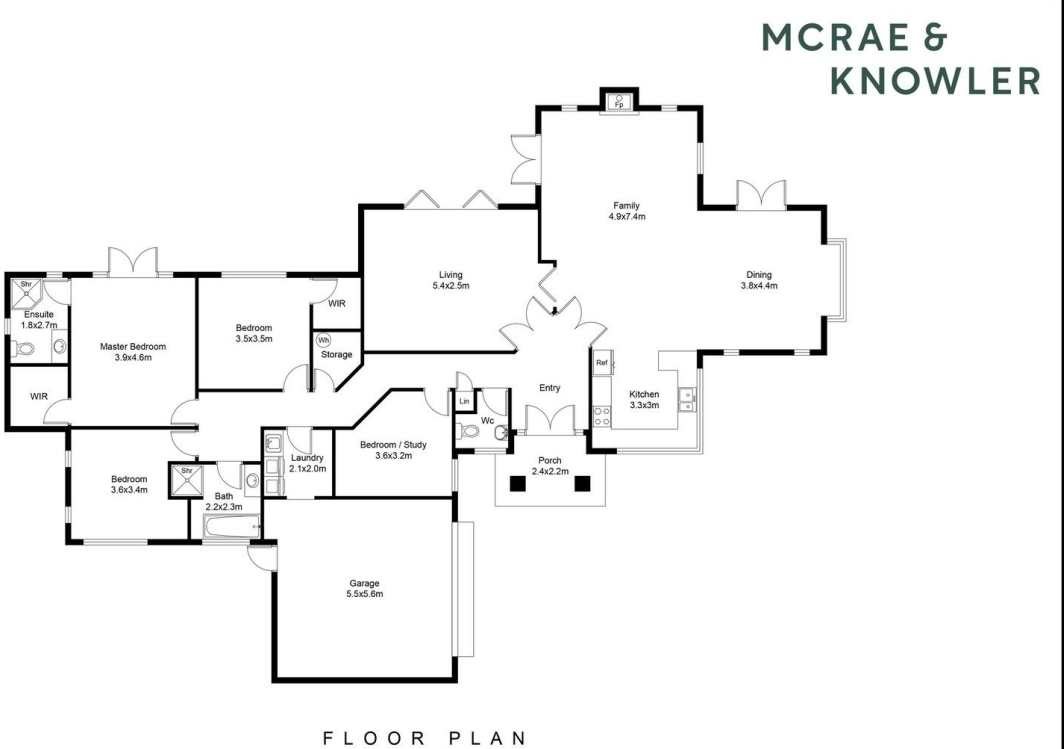
EDUCATION

Early childhood	Active Explorers Tai Tapu & Tai Tapu Playcenter
Primary	Tai Tapu Primary
Secondary	Lincoln High School

CHATTELS

Auto Garage Door Opener (1) and (2) Remotes, Window Treatment, Clothesline, Dishwasher, Electric Oven, Extractor Fan (2). Fixed Floor Coverings, Heated Towel Rails (2), Heat Pump (ducted 8 ducts), Infinity Water Heating System, Light Fittings, Rangehood, Smoke Detectors, Container, Chicken Run, Wired for alarm.
Not Included: Starlink system

NOTES



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.



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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