

MCRAE & KNOWLER

PROPERTY BROCHURE
38 HIGH STREET, LEESTON



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Deadline Sale, Closing 17th September at 2.00 pm

FIRST HOME BUYERS LOOK NO FURTHER

 3  1  2  110 m²  600 m²

Sitting proudly on High Street, this three-bedroom home presents a brilliant opportunity for first-home buyers, young families, or couples seeking to establish roots in Leeston. Solid, warm, and filled with character.

You're greeted by a spacious hallway with polished wooden floors that flow through to the open-plan kitchen, dining, and living area. Filled with natural light, this central space has a warm and inviting feel. A large sunny window anchors the kitchen, with generous cupboard and bench space. Large sliding doors from the living area connect to a raised deck overlooking the established gardens. Comfort is a given here, a standalone, low-emission log burner with a USB port, powered by the fire, adds both warmth and a clever, modern touch. A heat pump and HRV system keep the home dry and healthy, while aluminium double glazing throughout ensures year-round efficiency.

All three bedrooms are doubles with built-in storage; the master is a standout, featuring polished wooden floors, windows that frame the room, and French doors opening to a brick patio. The central bathroom includes a shower and a generous vanity, while a separate toilet is positioned alongside the laundry and a spacious mudroom, offering practical storage and direct access to the backyard. Outside, the 600 sqm section is fully fenced, with an additional fence enclosing the backyard. A modern double garage and garden shed add valuable storage and workspace.

This is a home that strikes a balance between character and practicality, poised for its next



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	600 sqm
Floor area	110 sqm
Tenure	Freehold
Rateable value	\$480,000
Land value	\$230,000
Improvements value	\$250,000
Rates	\$4570.90
Council zone	Living 1

ENERGY

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

CONSTRUCTION

Year built	1955
Exterior	Weatherboard
Roof	Iron

EDUCATION

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

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric Oven, Extractor fan (1), Fixed floor coverings, Garden shed (1), Heated towel rail (1), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detector, Super tub, HRV



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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