

MCRAE & KNOWLER

PROPERTY BROCHURE
72 HALPIN DRIVE, LINCOLN



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Deadline, Thursday, 18 September, 2.00 pm
(unless sold prior)

SPACIOUS, STYLISH & READY TO MOVE IN



3



2



3



213 m²



632 m²

At the heart of the home, the sleek, modern kitchen flows seamlessly into an open-plan living area, enhanced by striking scissor truss ceilings that create a sense of space and light. Sliding doors connect effortlessly to the covered outdoor entertaining area, ideal for year-round gatherings with family and friends.

Everyday convenience is well considered with an internal laundry, a large concrete driveway, triple car garaging and a fully fenced section giving you plenty of room for kids, pets, and extra storage (including the garden shed). The master suite adds a touch of luxury with a walk-in wardrobe and private ensuite.

Tucked away in a quiet street in the very popular Rosemerryn subdivision, yet close to Lincoln's schools, shops, and amenities, this home suits both families looking to upsize and those ready to downsize without compromise.

To be sold by deadline (unless sold prior) Thursday, 18th September at 2:00 pm



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TIAAN KILIAN

tiaan@mkrealestate.co.nz

027 842 4345



LEGALS

Land area	632 sqm
Floor area	213 sqm
Tenure	Freehold
Rateable value	880,000
Land value	360,000
Improvements value	520,000
Rates	5055.10
Council zone	Living Z

ENERGY

Heating	Log Burner, Heat Pump
Insulation	Walls, Ceiling
Windows	Double Glazing
Water heating	Gas

CONSTRUCTION

Year built	2024
Exterior	Brick
Roof	Steel/G-iron

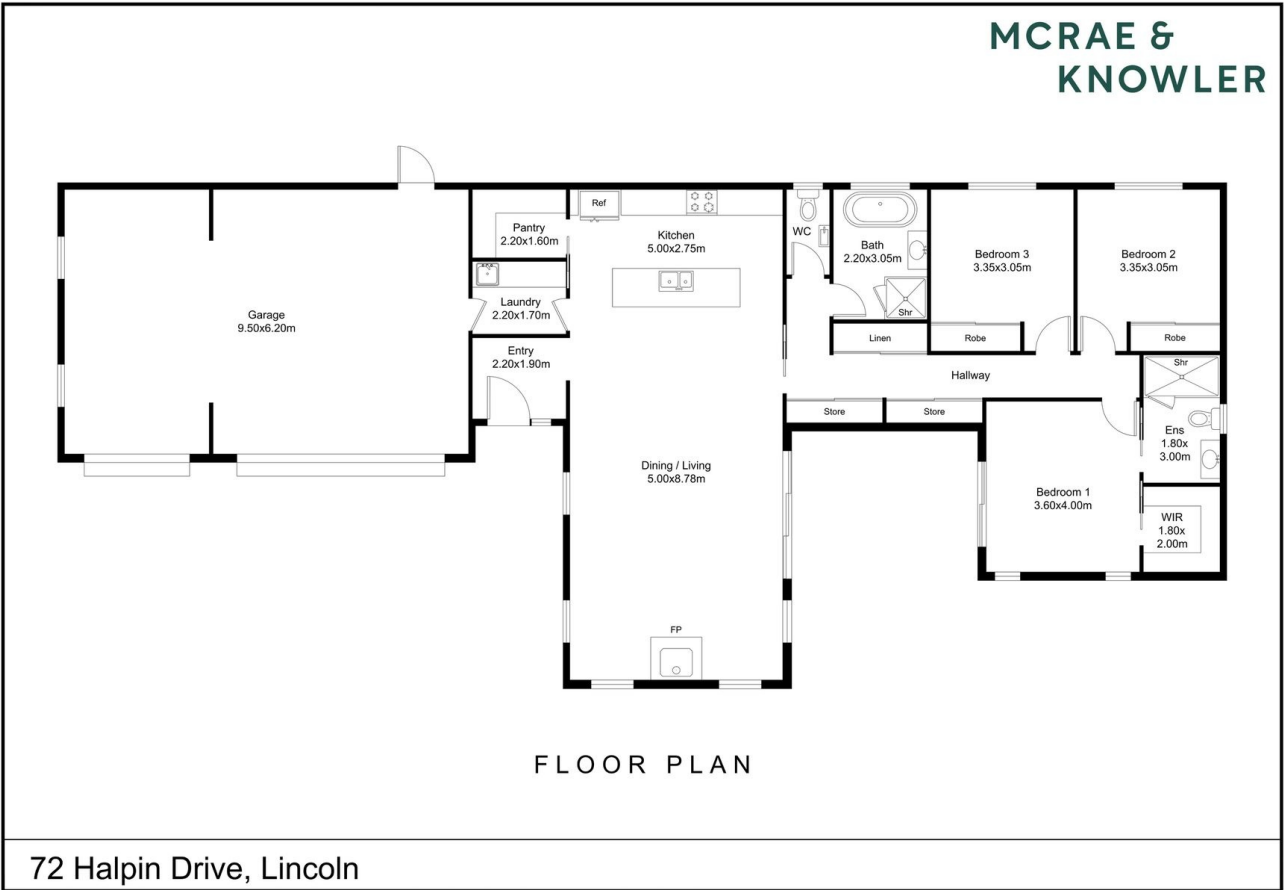
EDUCATION

Early childhood	Melodies Preschool, Educare Lincoln Village, Whippersnappers Early Learning Centre
Primary	Lincoln Primary School
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (2) and (2) remotes, Clothesline, Dishwasher, Electric Oven, Gas Cooktop, Extractor fans (3), Fixed floor coverings, Garden shed (1), Heated towel rails (2) Heat pump (1) and (1) remote, Light fittings, Range hood, Security system (unmonitored), TV brackets, Speaker & amp system, pop up irrigation.

NOTES





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.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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.



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