

MCRAE & KNOWLER

PROPERTY BROCHURE

19 STORMLEA DRIVE, SOUTHBRIDGE



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Offers Over \$669,000

NEAR NEW AND SUPER AFFORDABLE

 4  2  2  181 m²  729 m²

This 182m² home, built in 2023, is located in the popular and sold-out Bellfield development in Southbridge, surrounded by other modern homes on spacious sections. Designed with families in mind, it features four bedrooms and two bathrooms, including a master ensuite. The family-sized kitchen comes with a breakfast bar and a butler's pantry, flowing seamlessly into the open-plan dining and living area – perfect for everyday living and entertaining. An attached double garage provides convenient parking and additional storage.

Sitting on a 729m² section, the home includes a thoughtful colour scheme throughout and a heat pump for year-round comfort. With generous outdoor space and excellent landscaping potential, there's plenty of room to create your own garden, entertaining areas, or play space. This near-new home offers a modern layout, practical design, and ample space inside and out, ready for you to move in and make it your own.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	729 sqm
Floor area	181 sqm
Tenure	Freehold
Rateable value	\$660,000
Land value	\$230,000
Improvements value	\$430,000
Rates	\$4,499.95
Council zone	Selwyn District Council

ENERGY

Heating	Heat Pump
Insulation	Everywhere except garage
Windows	Aluminum, Double Glazing
Water heating	Electric
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2023
Exterior	Brick
Roof	Concrete
EQ repairs	N/A

EDUCATION

Early childhood	Southbridge Playcentre
Primary	Southbridge Primary School
Secondary	Ellesmere College

CHATTELS

Auto Garage Door Opener (1) and Remotes (2), Dishwasher, Electric Oven, Electric Hob/Cooktop, Extractor Fan (2), Fixed Floor Coverings, Heated Towel Rails (2), Heat Pump and Remote (1), Light Fittings, Rangehood, Smoke Detectors (2).



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

COURTNEY GOSNEY

With a strong background in sales, customer service, and management, Courtney brings strategic marketing expertise, excellent communication skills, and a results-driven approach to real estate. Her years of experience in leadership roles have honed her ability to connect with people, understand their needs, and deliver outstanding results.

Known for her down-to-earth style and commitment to making the process enjoyable, she ensures clients feel informed, supported, and confident every step of the way.

Whether buying, selling, or exploring options, Courtney is dedicated to achieving exceptional outcomes with a fresh and approachable perspective.

A true Canterbury local, she loves getting outdoors, exploring the city, and making the most of everything the region has to offer with her family. She understands the demands of busy lifestyles and goes the extra mile to help her clients reach their goals.

Backed by the trusted expertise of McRae and Knowler Real Estate, Courtney thrives on building connections and making real estate a seamless and rewarding experience.



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