

MCRAE & KNOWLER

PROPERTY BROCHURE

635 DAYS ROAD, SPRINGSTON



Boundary lines indicative only

635 DAYS ROAD, SPRINGSTON

Deadline Sale 24th September at 3pm (unless sold prior)

ESCAPE TO THE COUNTRY

 2  1  100 m²  5012 m²

Set on half a hectare of land, this fully renovated two-bedroom home offers an idyllic lifestyle in the Springston countryside. Surrounded by native plantings, cottage-style gardens, and stunning views of the hills, it's the perfect mix of tranquility and character.

The home itself has been tastefully modernised while retaining its cottage charm. The well-appointed kitchen/dining flows out onto the deck for alfresco dining surrounded by birdsong. Both bedrooms have character beamed ceilings, with the master benefitting from a walk-in wardrobe. A separate lounge, all-in-one family bathroom and large laundry with plenty of storage complete the home.

Adding to the appeal is a separate three-bay barn, with two bays converted into large rooms with bifold doors, giving you flexible spaces for work, storage, or leisure.

Outdoors, there's plenty of space to enjoy – a paddock for pets or hobby farming, a chicken coop, a well-stocked orchard, productive vegetable patches, and established gardens that create a private, sheltered haven.

If you're seeking a wee lifestyle property that combines countryside charm with modern comfort, this is a must-see. Conveniently located 10 minutes from Lincoln and 15 from Rolleston, it's a rare opportunity to enjoy the best of country living close to town amenities.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	5012 sqm
Floor area	100 sqm
Tenure	Freehold
Rateable value	\$635,000
Land value	\$340,000
Improvements value	\$285,000
Rates	\$3,656.40
Council zone	Selwyn District Council

ENERGY

Heating	Heat Pump
Insulation	Walls & Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	1955
Exterior	Brick
Roof	Coloursteel

EDUCATION

Early childhood	Lincoln University Early Childhood Centre
Primary	Springston School
Secondary	Lincoln High School

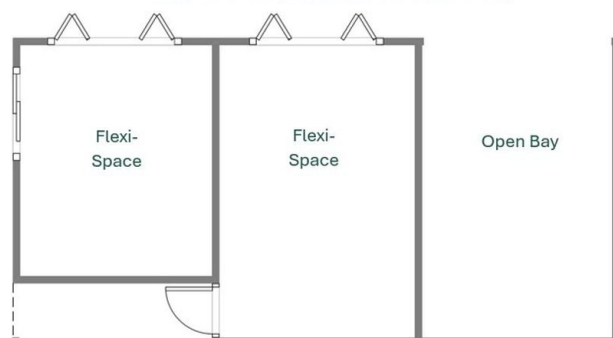
CHATTELS

Window Treatments, Clothesline, Electric Stove, Fixed Floor Coverings, Heated Towel Rail, Heat Pump (1) and Remote), Light Fittings, Rangehood, Refrigerator.

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Converted Barn (not shown in actual location)





INTRODUCING

HOLLY SIDDONS

With a strong background in marketing and sales, Holly knows the value of building relationships, putting the client's needs first, ensuring customer satisfaction and most importantly working with integrity.

Holly brings over four years of real estate experience in the Selwyn property market, where she has successfully sold more than \$50 million worth of property. From two-bedroom units to large lifestyle blocks, her strategic mindset, strong communication skills, and deep understanding of the local area make her a trusted advisor for both buyers and sellers.

Known for her professional yet friendly approach, attention to detail, and commitment to achieving the best possible outcomes for her clients. Passionate about real estate and dedicated to delivering results, she consistently builds strong relationships and delivers exceptional service from start to finish.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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