

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

130 MICHAEL STREET, RAKAIA







# 130 MICHAEL STREET, RAKAIA

Enquires over \$469,000

## RAKAIA SUPER STARTER – PLENTY OF POTENTIAL



2



1



3



71 m<sup>2</sup>



1011 m<sup>2</sup>

If you've been searching for your own affordable place to call home, this property is a fantastic opportunity to get onto the property ladder. Located just 20 minutes from Ashburton, 25 minutes from Rolleston, and under 45 minutes to Christchurch, Rakaia offers a relaxed lifestyle without the big-city price tag.

Set on a generous 1,011sqm fully fenced section, this home is ideal for first-home buyers, downsizers, or investors. The large backyard gives you endless options – whether you want space for pets, kids, hobbies, or summer BBQs, there's room to make it your own.

And with the Rakaia River just minutes away, you'll have fishing, jet boating, walking, and summer swims right on your doorstep, perfect for those who love the outdoors.

Features you'll love :

- \* Open-Plan Kitchen/Living
- \* Updated bathroom
- \* Log burner
- \* 3-car garaging – plenty of storage for toys, tools, or a workshop

This is your chance to secure a solid home with a huge section at an affordable level, Get in touch today for further info!



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	1011 sqm
Floor area	71 sqm
Tenure	Freehold
Rateable value	\$450,000
Land value	\$200,000
Improvements value	\$250,000
Rates	\$3,062.80
Council zone	Ashburton District Council

## ENERGY

Heating	Log Burner
Insulation	Walls & Floor
Windows	Aluminum
Water heating	Electric

## CONSTRUCTION

Year built	1985
Exterior	Hardi Plank
Roof	Tin

## EDUCATION

Early childhood	Rakaia Play Centre & Rakaia Little Learners Preschool
Primary	Rakaia School & Chertsey School
Secondary	Ashburton College

## CHATTELS

Fixed Floor Coverings, Clothesline, Dishwasher, Electric Stove, Extractor Fan, Log Burner, Garden Shed x1, Window Treatments, Light Fittings

# NOTES

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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.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE



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