

MCRAE & KNOWLER

PROPERTY BROCHURE

35 LEESTON AND LAKE ROAD, LEESTON



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Deadline Sale Wednesday 8th October at 4pm
(unless sold prior)

WHAT A FIND THIS IS!

 5  1  5  144 m²  1454 m²

Located on Leeston and Lake Road a short walk to everything Leeston has to offer this permanent material home set back off the road on 1454m² of land this is the perfect property for you and your family to call home.

Set back from the road with a cherry tree framed driveway the multiple bedroom home comprises of a kitchen/dining space, ample living including a large separate lounge, updated bathroom, formal entranceway, separate laundry and more ensuring there is space for all and something for everyone here.

You will love the fantastic outdoor living option provided by the expansive decking over looking the private lawn framed by mature shelter and attractive plantings. This area is positioned beautifully for afternoon sun and will make for effortless outdoor entertaining on those long summer evenings.

The modern standalone garage and ample off street parking will appeal to the growing family or those that need boat or caravan parking plus the rear of the section offers vegetable gardens, a garden shed with plenty of room for a few chickens, a trampoline and back yard cricket.

If you need plenty of space both inside and out you can not go past this very rare offering and early viewing is recommended.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	1454 sqm
Floor area	144 sqm
Tenure	Freehold
Rateable value	\$620,000
Land value	\$300,000
Improvements value	\$350,000
Rates	\$4789.10
Council zone	Selwyn District Council

ENERGY

Heating	Heat Pump
Windows	Aluminum
Water heating	Gas
Ventilation	Extractor Fan

CONSTRUCTION

Year built	1957
Exterior	Block + Plaster
Roof	Corrugated
EQ repairs	Completed - Files available

EDUCATION

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

CHATTELS

Window Treatments, Clothesline, Dishwasher, Electric Oven, Extractor Fan (1), Fixed Floor Coverings, Garden Shed (2), Heat Pump (1) and Remotes (1), Infinity Water Heating System, Light Fittings, Rangehood, Smoke Detectors, TV Brackets, Gas Hot Water , HRV.

NOTES

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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



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