

MCRAE & KNOWLER

PROPERTY BROCHURE

22C LEESTON AND LAKE ROAD, LEESTON



22C LEESTON AND LAKE ROAD, LEESTON

Deadline Sale, Closing 15th October at 2.00 pm

PRIVATE RETREAT IN THE HEART OF TOWN

 4  2  4  300 m²  8545 m²

A private retreat wrapped in native bush with its own loop track, this property offers space, privacy, and serious lifestyle appeal. You enter through electric gates, with one driveway leading to a separate large garage/workshop, hidden from the house by trees, and the second driveway leading directly to the home, which features a generous covered entry. The home itself has been designed to connect seamlessly with its surroundings. At the heart of the home is the kitchen, dining, and living area, light-filled, open, and boasting vaulted ceilings, with doors that flow directly onto the expansive patio and deck. An automated louvre system overhead ensures an all-weather entertaining experience. A wide tiled hallway becomes a dramatic feature in its own right. Floor-to-ceiling glass panels frame garden views, and bi-fold doors open the home to the outdoors. This spine leads to a separate lounge with a vaulted ceiling, concealed slider doors, a gas fire, and access to a private rear deck. The four-bedroom, two-bathroom layout blends comfort with scale. The expansive master suite features a tiled en-suite with a walk-in shower and LED lighting, plus a generous walk-in wardrobe. The exceptional family bathroom boasts curved tiled walls, a walk-in shower with LED strip lighting, a solid wood vanity top, and direct access to the private deck. The remaining bedrooms are spacious, with oversized wardrobes, while two additional toilets with basins add convenience. Double internal access garaging provides outstanding storage, dedicated laundry facilities, and easy access to the home. The large garage is situated on a concrete floor and is fully equipped with power. It has been cleverly divided into two sections: one side features dual roller doors, including a full-height door, and the other side has a single roller door, providing flexible storage and workshop options. Deadline Sale, Closing 15th October at 2:00 pm (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	8545 sqm
Floor area	300 sqm
Tenure	Freehold
Rateable value	1,210,000
Land value	380,000
Improvements value	830,000
Rates	5391.85
Council zone	Living 1 & Living 2A

ENERGY

Heating	Heat Pumps (2) Gas Fire & Zoned underfloor heating
Insulation	Walls, Roof, Under slab
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2015
Exterior	Plaster
Roof	Steel/G-iron

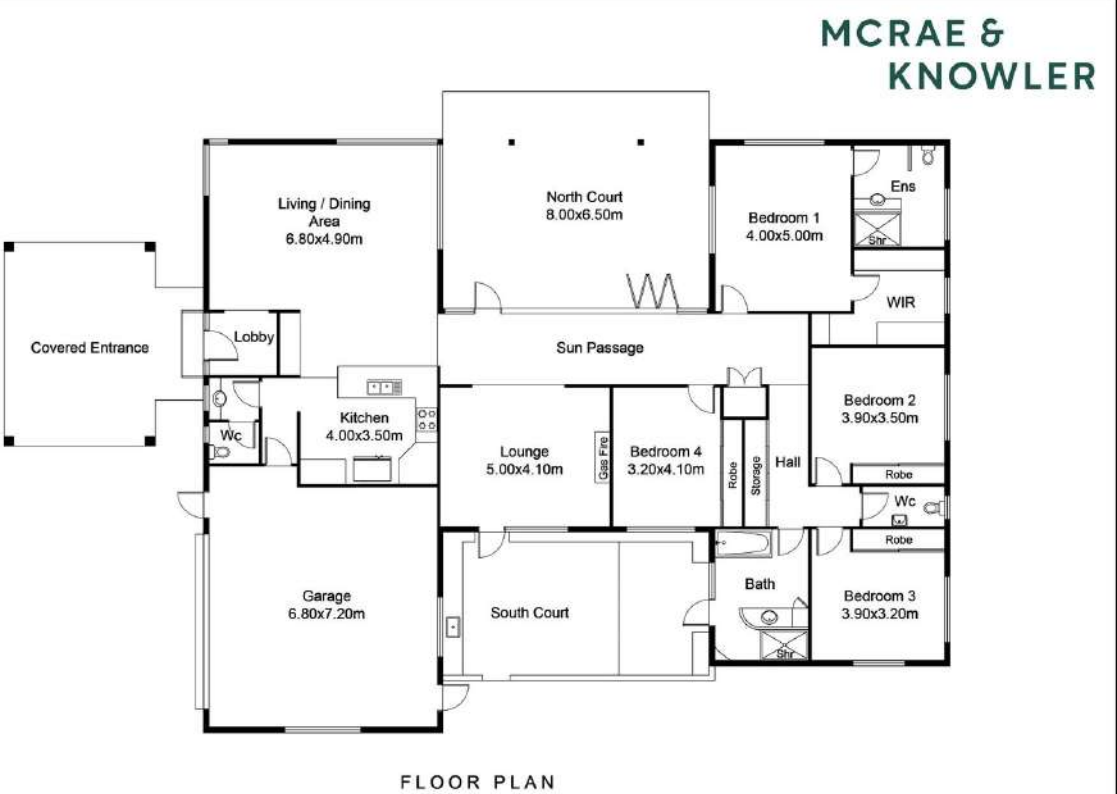
EDUCATION

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

CHATELS

Auto garage door opener (1) and (1) remote, Window treatments, Clothesline, Dishwasher, Electric Oven, Electric Cooktop, Fixed floor coverings, Heat pump (2) and (2) remotes, Light fittings, Range hood, Security system (unmonitored), Smoke detectors, Auto Gate (3) remotes, Hot water heat pump underfloor heating whole house (multi zone).

NOTES





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.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

 cameron@mkrealestate.co.nz

 mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008