

MCRAE & KNOWLER

PROPERTY BROCHURE

21 HAMILL ROAD, HALSWELL



21 HAMILL ROAD, HALSWELL

Deadline Sale, Closing 9th October 4:00 pm

LOOK AT THE LOCATION!

 3  2  2  140 m²  305 m²

Beautifully positioned within a minute's walk of all the amenities, the Longhurst shopping centre has to offer, including cafes, food outlets and amenities such as a medical centre and family Recreational areas, including parks and playgrounds, in this modern, light, and bright townhouse on a manageable 305m² section offers easy living for the busy family or a fantastic investment with location being the key.

The home offers a 140 m² three-bedroom property with the master bedroom enjoying an en-suite bathroom and a walk-in Robe for excellent storage. The two extra bedrooms are genuine doubles with robe storage and are serviced by a centrally located main bathroom. The living space is generous and features a large, practical kitchen with ample bench space and storage, overlooking a dining area that adjoins the living area, making for a functional space that the whole family can enjoy. A heat pump provides heating, and the garage features a double door with internal access.

Not only can you enjoy your warm, modern home all year round, but come spring, you can venture out to a beautifully private north and west-facing backyard via stacker doors that allow you to make the most of the warm evenings with effortless indoor-outdoor living. Whether you are looking to invest, downsize, or just get on the property ladder, this property is a must-see.

Deadline Sale Closing 9th October at 4:00 pm (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	305 sqm
Floor area	140 sqm
Tenure	Freehold
Rateable value	\$730,000
Land value	\$370,000
Improvements value	\$360,000
Rates	\$4,561.97
Council zone	Christchurch City Council

ENERGY

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

CONSTRUCTION

Year built	2013
Exterior	Linea
Roof	Longrun

EDUCATION

Early childhood	Seedlines Early Learning Centre
Primary	Knights Stream School- Mingimangi Hautoa
Secondary	Hillmorton High School

CHATTELS

Auto Garage Door Opener (1) and Remote (1), Window Treatments, Clothesline, Dishwasher, Electric Oven, Heat Pump, Smoke Detectors.



INTRODUCING

TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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



tiaan@mkrealestate.co.nz



mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008