

MCRAE & KNOWLER

PROPERTY BROCHURE
4 SLATTERY LANE, LEESTON



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Enquiries Over 680,000

MOVE IN READY & PRICED RIGHT



3



2



2



169 m²



601 m²

Down a quiet lane in Leeston, this three-bedroom home has been cleverly designed to maximise space and light, giving a sense of roominess that belies its footprint. From the spacious entrance, you enter through double doors into the open-plan kitchen, dining, and living area, which is bright and functional. The area features stone benchtops, a double sink with an InSinkerator, an induction cooktop, and is warmed by a pellet fire and a heat pump.

Positioned apart from the other bedrooms, the master suite features a double-tiled shower ensuite and a walk-in wardrobe, while the two additional bedrooms share a family bathroom with a standalone bath and a separate toilet.

Step outside to a spacious deck with a shade sail and a built-in BBQ area surrounded by established gardens, perfect for low-maintenance entertaining. The property also includes a separate laundry, a garden shed, and a fully fenced section.

Practical extras include double internal-access garaging and space for a boat or caravan, all on 601m² of land. With immediate possession available, this home feels far bigger than its footprint suggests and is ready for the new owners to move straight in.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	601 sqm
Floor area	169 sqm
Tenure	Freehold
Rateable value	650,000
Land value	250,000
Improvements value	400,000
Rates	4009.00
Council zone	Living XA

ENERGY

Heating	Pellet Fire & Heat Pump
Insulation	Walls, Ceiling
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2015
Exterior	Brick
Roof	Steel/G-iron

EDUCATION

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

CHATTELS

Auto garage opener (1) and (1) remote, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fan (2), Fixed floor coverings, Garden shed (1), heated towel rails (2), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors.

NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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



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