

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

179 TRENTS ROAD, PREBBLETON







# 179 TRENTS ROAD, PREBBLETON

Deadline Sale, Closing 21st October at 4:00 pm

## WHERE LOCATION AND POTENTIAL COLLIDE.

 5  3  6  322 m<sup>2</sup>  4.35 Hectares

Sitting on 4.35 hectares, this lifestyle block offers serious potential. Whether you're looking to make your move to lifestyle living, renovate or start fresh with a brand-new build, the options here are endless. At 322m<sup>2</sup>, this home offers five bedrooms and three bathrooms, providing ample space to reimagine. The open-plan kitchen features a walk-in pantry and dining area, both of which are warmed by a heat pump. The lounge boasts dramatic cathedral ceilings and an open fire. A bonus rumpus room provides endless possibilities, such as a games room, teen retreat or creative studio. Outdoors, the in-ground pool, complete with its covered area, is the showpiece, promising summer fun and entertainment on a grand scale. The property is further enhanced by established landscaping and mature shelter belts, creating both privacy and a sense of permanence. Add in a large powered shed with a concrete floor, an additional three-bay shed, established infrastructure and generous fenced paddocks. This is a property for those with vision. Developers, investors, or anyone ready to roll up their sleeves and unlock the potential of a rare lifestyle-sized holding in a superb location.

Deadline Sale, Closing Tuesday 21st October at 4:00 pm (unless sold prior)



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	4.35 Hectares
Floor area	322 sqm
Tenure	Freehold
Rateable value	1,375,000
Land value	900,000
Improvements value	475,000
Rates	4913.05
Council zone	Inner Plains

## ENERGY

Heating	Heat Pump
Windows	Single Glazed
Water heating	Gas

## CONSTRUCTION

Year built	1975
Exterior	Summer Hill Stone
Roof	Tile

## EDUCATION

Early childhood	Hatch Early Learning Centre, Prebbleton Playcentre, Prebbleton Childcare Nursery,
Primary	Prebbleton School
Secondary	Lincoln High School

## CHATTELS

Window treatments, Dishwasher, Electric Oven, Electric cooktop, Fixed floor coverings, Heat pump (1) and (1) remote, Light fittings, Smoke detectors.





## 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



## 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.



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