

MCRAE & KNOWLER

PROPERTY BROCHURE

130 VERDECO BOULEVARD, LINCOLN



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Deadline Sale, Closing 28th October at 4:00 pm

LUXURIOUS OPULENCE

 5  3  3  395 m²  5271 m²

Located in the tightly held Verdeco Park Lincoln, on 5,271 m² of delightfully set-out park-like grounds with a rural vista, this very special property offers the ultimate in semi-rural living, yet is within walking distance of the heart of the Lincoln township, with its cafes, bars, restaurants, and many amenities. The beautifully crafted home offers modern elegance combined with functional and practical everyday living. The heart of the home is the kitchen, featuring an expansive standalone bench with a marble benchtop, designer cabinetry, a Smeg Victoria stove, and a butler's pantry. This overlooks the expansive, light, and bright living area, featuring a cathedral ceiling and easy access to the covered outdoor entertaining area and heated pool area. The oversized master bedroom is something to behold, with easy access to the pool and a stunning ensuite with extensive tiling and top-of-the-range fittings. The children's wing features three bedrooms and a bespoke bathroom which opens out to unobstructed views over the lush lawns and beyond to the rural setting. Should you have guests to stay, there is an apartment above the triple garage providing privacy and a place where they can retreat to at the end of the day. For the fitness enthusiast, there is a fully equipped gym and sauna. Add to this a veggie garden, hen run, several handy sheds, and so much more, and you have a very special and unique property.

This property is to be sold by way of Deadline Sale, with all offers to be presented by 4:00 p.m. on 28 October 2025. (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	5271 sqm
Floor area	395 sqm
Tenure	Freehold
Rateable value	\$1,600,000
Land value	\$730,000
Improvements value	\$870,000
Rates	\$6483.05
Council zone	Selwyn District Council

ENERGY

Heating	Heat Pump
Insulation	Walls & Roof & Slab
Windows	Aluminum, Double Glazing
Water heating	Infinity System (2x Califonts)
Ventilation	Extractor Fan

CONSTRUCTION

Year built	2020
Exterior	Integra Panel + Plaster +
Roof	Architectural Serrier Roof

EDUCATION

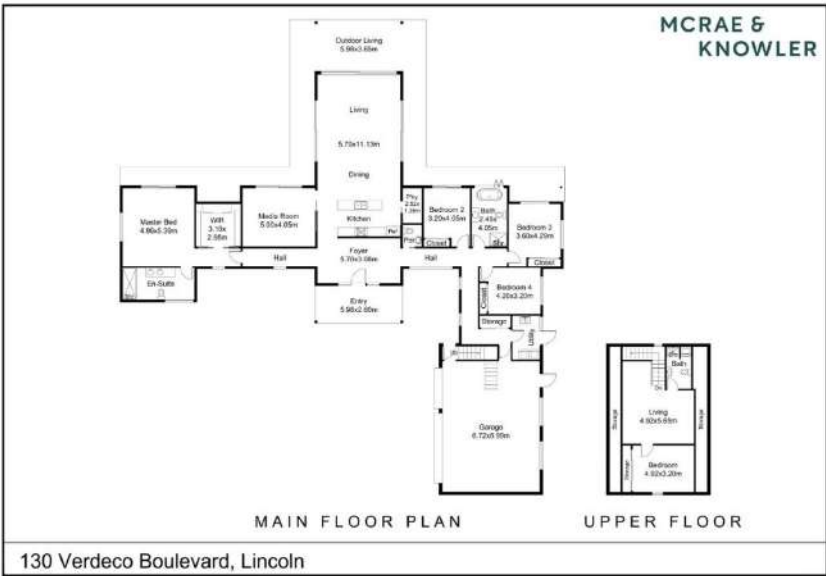
Early childhood	BestStart Te Wharki, Melodies Preschool, Educare Lincoln Village, Whippersnappers
Primary	Ararira Springs Primary- Te Puna o Ararira
Secondary	Lincoln High School

CHATELS

Auto Garage Door Opener (2) and Remotes (4), Window Treatments, Clothesline, Electric Oven, Gas Cooktop/Hob, Extractor Fan, Fixed Floor Coverings, Garden Shed, Heated Towel Rail, Heat Pumps, Infinity Water Heating System, Light Fittings, Rangehood, Security System (Monitored), Smoke Detectors, Tv Brackets, Pool Equipment (including; pump & robotic cleaning equipment) Chicken House, Play House, Playground, Lawnmower.

Excluded : Gym Equipment

NOTES





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



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.



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stephan@mkrealestate.co.nz



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