

MCRAE & KNOWLER

PROPERTY BROCHURE

27 CARSTON STREET, LEESTON



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Enquiries Over \$629,000

AFFORDABLE FAMILY HOME ON 1336M²



3



1



2



100 m²



1336 m²

Positioned for maximum sun on a super spacious and private 1336m² section in the heart of the ever-popular Leeston township, this very tidy three-bedroom home offers a great starter option for those looking for a property that offers room for the family to grow and spread out.

The home has undergone recent renovations, including a new bathroom. It features three generously sized bedrooms, along with a practical family-sized kitchen, adjoining a light and bright open-plan dining/living area with easy access to the north-facing patio. A verandah provides protection from the elements, the perfect place to sit and enjoy the secluded botanic backyard with its mature plantings and trees.

There is plenty of room to develop vegetable gardens, have a few hens, or even add a workshop or further garaging to the large carport attached to the house. Sections of this size are becoming increasingly hard to find in such a central location, so if it is space you crave, 27 Carston Street is worthy of your inspection.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	1336 sqm
Floor area	100 sqm
Tenure	Freehold
Rateable value	\$580,000
Land value	\$300,000
Improvements value	\$280,000
Rates	\$4409.85
Council zone	Selwyn District Council

ENERGY

Heating	Heat Pump
Insulation	Roof
Windows	Aluminum
Water heating	Electric

CONSTRUCTION

Year built	1995
Exterior	Hardi Plank
Roof	Logrun

EDUCATION

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

CHATTELS

Window Treatments, Clothesline, Dishwasher, Electric Oven, Extractor Fan, Fixed Floor Coverings, Garden Shed, Heated Towel Rails, Heat Pumps (1) and Remotes (1), Light Fittings, Rangehood, Smoke Detectors.

NOTES

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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



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