

MCRAE & KNOWLER

PROPERTY BROCHURE

617 DAYS ROAD, SPRINGSTON



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Deadline Sale 30th October at 4pm (Unless sold prior)

SOMETHING FOR EVERYONE HERE!

 5  2  6  190 m²  10 Hectares

Positioned in the heart of the fertile Springston South, renowned farming district, this 10ha property really is a slice of rural paradise and offers something for all members of the family.

The home - Consisting of five bedrooms and two bathrooms (including an ensuite off master), a spacious light-filled kitchen with a simply huge walk-in pantry and adjoining open plan dining/living area which opens out onto a large patio, this permanent material home will provide all the space you need for your growing family and still have room for an office or guests.

The living area also features a study nook and is heated with a free-standing logburner (on wet back), while the balance of the home is heated with a ducted heat pump system. Add to this a practical, separate laundry and an attached double garage, and the picture is complete.

The studio - If you want to work from home or need a large hobby room, this 80 m² (approx.) standalone studio, complete with a kitchenette, bathroom facilities, and a conservatory, is an absolute must. It provides peace and quiet, as well as privacy, away from the main home.

The land - Complete with a handy shed, including a workshop, several paddocks, and best of all, one of the best-performing duck ponds you could hope to find, this is an excellent all-round block of land for those looking to run some beef and make their own winter feed.

This unique property is to be sold by way of a Deadline sale with all offers to be presented on or before 4 pm on 30th October 2025.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	10 Hectares
Floor area	190 sqm
Tenure	Freehold
Rateable value	1,180,000
Land value	550,000
Improvements value	630,000
Rates	\$5,364.60
Council zone	Selwyn District Council

ENERGY

Heating	Heat Pump & Log Burner
Insulation	Walls & Roof
Windows	Aluminum
Water heating	Electric & Wetback

CONSTRUCTION

Year built	1995
Exterior	Brick

EDUCATION

Early childhood	Lincoln University Early Childhood Centre
Primary	Springston School
Secondary	Lincoln High School

CHATTELS

Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hob/ Cooktop, Extractor Fan, Fixed Floor Coverings, Garden Shed, Heated Towel Rails, Heat Pump (Ducted) , Light Fittings, Rangehood, Smoke Detectors, TV Brackets, Chicken House, Log Burner.

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

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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