

MCRAE & KNOWLER

PROPERTY BROCHURE
7 JAMES STREET, LINCOLN



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Deadline Sale, Closing Tuesday 4th November at 12 pm

 5  2  244 m²  1109 m²

Positioned in the very heart of the township, this exceptional solid-timber residence stands apart for its craftsmanship, scale, and versatility. Designed with striking raised ceilings, exposed joints, and impressive loft spaces, it's a home that celebrates both architectural character and functional living. Inside, the main living area makes an immediate statement with its soaring ceilings and dual log burners, creating a warm, inviting centrepiece that's equally suited to entertaining or family life. French and stacker doors draw the outdoors in, opening to expansive decking and a sun-soaked concrete patio. The show-stopping kitchen is a true centrepiece, featuring wrap-around Corian benchtops, dual wall ovens, a central island, and both induction and gas cooktops designed to inspire culinary creativity and effortless entertaining. Five bedrooms, each full of personality, include two with ladder-access lofts and built-in beds, ideal as creative spaces or hideaways. The master suite enjoys verandah access, a walk-in wardrobe and a stunning raised ceiling, adding scale and light to an already impressive retreat. The family bathroom combines space and practicality with a thoughtful semi-separate toilet design. Unique in its layout, the home's configuration offers remarkable flexibility to suit a variety of lifestyles. Two entrances create distinct yet connected living spaces, making the property ideal for large families, multi-generational living, or for those running a business from home. The end wing functions as a fully independent zone, featuring two well-appointed bedrooms with built-in wardrobes, a modern family bathroom, a cosy lounge with verandah access, and a generous loft area for relaxation, study, or storage. A third log burner enhances warmth and comfort throughout this wing, ensuring it feels every bit as inviting as the main home.

To be sold by Deadline, closing Tuesday, November 4th at 12:00 pm (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	1109 sqm
Floor area	244 sqm
Tenure	Freehold
Rateable value	940,000
Land value	470,000
Improvements value	470,000
Rates	4939.25
Council zone	Medium density residential zone

ENERGY

Heating	Log Burners x 3
Insulation	Underfloor and Ceiling
Windows	Double Glazing
Water heating	Gas Infinity System

CONSTRUCTION

Year built	1985
Exterior	Solid Timber Weatherboard
Roof	Coloursteel Corrugated Iron

EDUCATION

Early childhood	Melodies Preschool, Educare Lincoln Village, Whippersnappers Early Learning Centre
Primary	Lincoln Primary School
Secondary	Lincoln High School

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven (2), Gas cooktop, Induction cooktop, Extractor fan (2), Fixed floor coverings, Garden shed, Light fittings, Range hood, Smoke detectors, Log burner (3), Water pump (well pump).

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.



7 James Street, Lincoln



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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 mkrealestate.co.nz

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