# MCRAE & KNOWLER

## PROPERTY BROCHURE 7 JAMES STREET, LINCOLN



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## Deadline Sale, Closing Tuesday 4th November at 12 pm



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 ladderaccess 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, multigenerational 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 1985 Year built

> **Exterior** Solid Timber Weatherboard

> Roof Coloursteel Corrugated Iron

**EDUCATION** Early childhood Melodies Preschool, Educare Lincoln

Village, Whippersnappers Early

Learning Centre

Lincoln Primary School **Primary** 

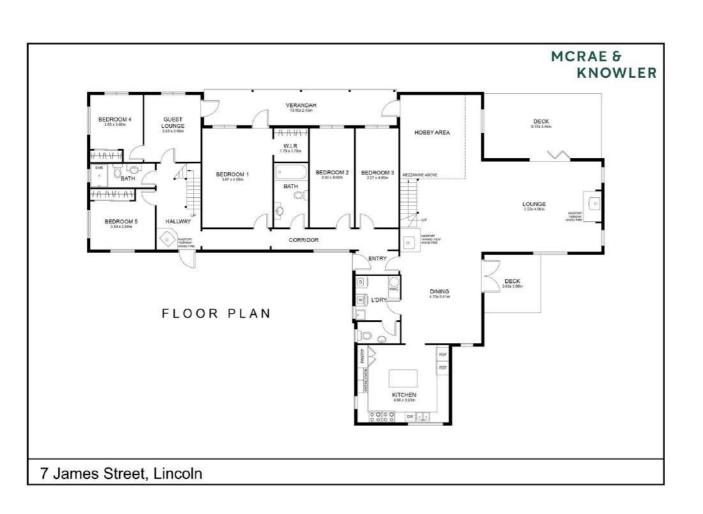
Secondary Lincoln High School

**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).

## **NOTES**





#### 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

