

MCRAE & KNOWLER

PROPERTY BROCHURE

38 SELWYN STREET, LEESTON



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Enquiries Over 509,000

VENDORS WANT THIS SOLD!

 4  1  1  140 m²  873 m²

Located just a few minutes' walk to the Leeston town centre and local primary school, this four-bedroom home on a spacious 873m² section offers an unparalleled opportunity to get onto the property ladder for the first home buyer or budding investor.

Featuring recent upgrades to the interior, this functional family home offers a light and bright open-plan dining/living area with an adjoining modern kitchen, plus a centrally located bathroom and a separate laundry; all boxes are ticked. The home is heated with a free-standing log burner and a heat pump in the living area.

With a fully fenced section that includes a large backyard, garaging, and loads of room for pets and children to spread out, there is still plenty of space to add to the existing veggie gardens and chicken run, or even add more garaging or further sheds. Combined with room to add value through cosmetic enhancements and motivated vendors on the move, this property offers excellent buying. It is sure to be popular, so early viewing is recommended.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	873 sqm
Floor area	140 sqm
Tenure	Freehold
Rateable value	515,000
Land value	260,000
Improvements value	255,000
Rates	4427.45
Council zone	Living 1

ENERGY

Heating	Log Burner & Heat Pump
Windows	Timber
Water heating	Gas

CONSTRUCTION

Year built	1945
Exterior	Weatherboard and Metal Cladding
Roof	Tin
EQ repairs	CLM/2010/139918

EDUCATION

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

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven, Fixed floor coverings, Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors

NOTES

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal green lines across its entire width. The background is a solid off-white color, typical of standard notebook paper. There are no margins, text, or other markings present.



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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