

MCRAE & KNOWLER

PROPERTY BROCHURE

41 MCCAW ROAD, LINCOLN



41 MCCAWE ROAD, LINCOLN

Offers Over \$799,000

LOOK AT THE VALUE HERE!

 4  2  2  165 m²  453 m²

Located on quiet McCaw Road in the Te Whariki development handy to Lincoln University, this thoughtfully designed, just-completed four-bedroom home on an easy-care 453m² fully fenced section offers an affordable entry option into this increasingly popular Lincoln township. Designed with maximum sun in mind, this home offers quality specifications throughout, with the kitchen and its stone bench tops, butler's pantry, ample storage and Bosch appliances being the heart of the home. The open plan living and dining areas are bright and inviting, opening effortlessly to the north and west-facing patios. Climate control is well catered for with a heat pump providing year-round comfort. Two bathrooms service the four bedrooms, with one being an ensuite off the master and the family bathroom being centrally located for ease of access. Add to this further storage options, a double garage complete with carpet, and a 10-year Masterbuild Guarantee, and you have a fantastic family home or excellent investment opportunity available to you with immediate possession.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	453 sqm
Floor area	165 sqm
Tenure	Freehold
Rateable value	360,000
Land value	360,000
Rates	2,564.65
Council zone	Selwyn District Council

ENERGY

Heating	Heat Pump
Insulation	Walls & Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2025
Exterior	Brick & Cedar
Roof	Longrun

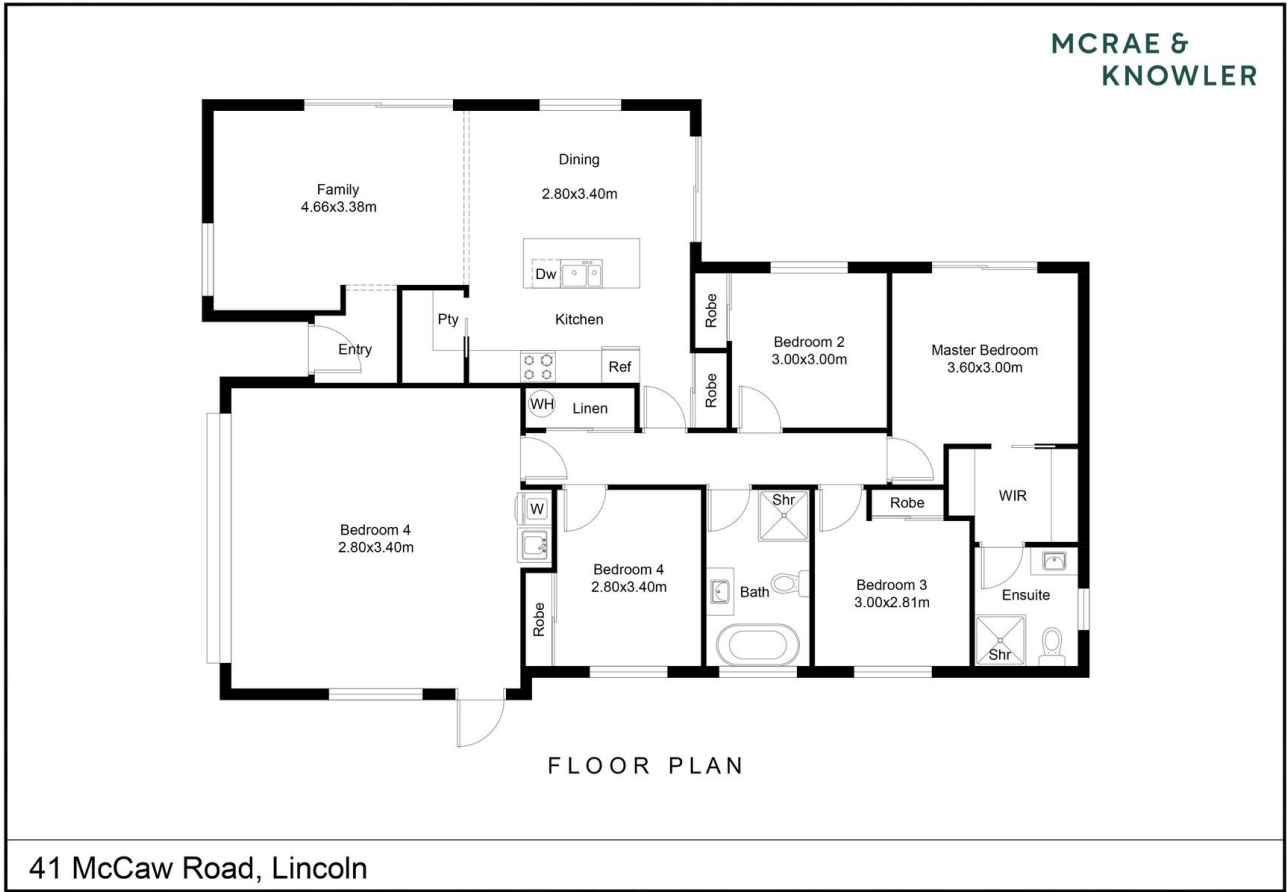
EDUCATION

Early childhood	BestStart Te Whāriki
Primary	Ararira Springs Primary- Te Puna o Ararira
Secondary	Lincoln High School

CHATTELS

Auto Garage Door Opener (1) and Remotes (2), Dishwasher, Electric Oven, Electric Hob/ Cooktop, Extractor Fan (2), Fixed Floor Coverings, Heated Towel Rails (2), Heat Pump (1) and Remotes (1), Light Fittings, Rangehood, Smoke Detectors.

NOTES





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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