

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

297 PANNETTS ROAD , SPRINGSTON







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Price By Negotiation

## COUNTRY LIVING AT ITS FINEST

 4  2  6  230 m<sup>2</sup>  13.18 Hectares

Located within easy commuting distance of Lincoln, Rolleston, and the City, this idyllic 13.18 ha lifestyle property offers the best of rural living, with something for everyone.

The spacious, permanent material 230 m<sup>2</sup> family home is perfectly positioned on sweeping lawns and consists of a practical, country-style kitchen with ample bench space, a breakfast bar, and storage, which in turn overlooks a light and bright family/dining space and leads into a large, separate formal lounge perfect for the growing family.

The four bedrooms are all doubles, with the master being particularly generous in size and serviced with an en-suite bathroom and a walk-in robe. The centrally located family bathroom caters for the rest of the family. For those who work from home, there is a handy office, and the separate laundry offers a practical solution for the active family. Heating options include a freestanding log burner and a heat pump.

Outdoors, the fertile soils provide lush pastures perfect for raising calves, finishing cattle, making hay, or equestrian activities. There are also good sheds, including a three-bay barn and a secondary handy shed, ideal for boat and trailer storage, as well as sundry garden sheds and the like. The nearby Selwyn River offers swimming, fishing, and recreational opportunities, including canoeing, horse riding, and walking, making for great family memories. This idyllic property is truly a one-off, and we recommend early inspection. Price is plus gst on the land (if any)



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS







## LEGALS

Land area	13.18 Hectares
Floor area	230 sqm
Tenure	Freehold
Rateable value	\$1,320,000
Land value	\$640,000
Improvements value	\$680,000
Rates	\$5,373.35
Council zone	Selwyn District Council

## ENERGY

Heating	Heat Pump
Insulation	Walls & Roof
Windows	Aluminum
Water heating	Gas

## CONSTRUCTION

Year built	1995
Exterior	Brick
Roof	Longrun

## EDUCATION

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

## CHATTELS

Auto Garage Door Opener (1) and Remotes (1), Window Treatments, Clothesline, Dishwasher, Electric Oven, Fixed Floor Coverings, Garden Shed, Heated Towel Rails, Heat Pump (1) and Remotes (1), Light Fittings, Rangehood, Smoke Detectors.









## 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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