

MCRAE & KNOWLER

PROPERTY BROCHURE

37 SUGDEN STREET, SPREYDON



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Deadline Sale, Closing 20th November at 4:00pm

FIRST HOME HEAVEN!

 3  1  1  110 m²  330 m²

Located in the popular Cashmere High School zone this very tidy standalone three bedroom home on a freehold 330m² section provides an opportunity for first home owners, downsizers and investors to secure an easy care property in a location that is handy to Barrington mall and all the recreational amenities nearby. The well cared for home consists of an open plan kitchen/dining/living area, a small study, renovated bathroom, separate laundry and separate WC. Heating is by way of Logburner (on wetback) and Heat Pump plus there is a Heat Distribution system ensuring the house is warm through the winter nights.

Outdoors there is a patio and vegetable garden area plus there is a double sized garage which will accommodate one vehicle with the balance being a man cave or work shop space.

This home is currently tenanted and we encourage prospective purchasers to attend the open homes on Saturday and Sunday. This property is to be sold by way of Deadline sale with all offers to be presented on or before 4pm on the 20th of November 2025.

The property files including LIM, Title, Building Inspection, EQC file and Sale and Purchase Agreement are available to be downloaded at mkrealestate.co.nz under the property listing.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	330 sqm
Floor area	110 sqm
Tenure	Freehold
Rateable value	560,000
Land value	350,000
Improvements value	210,000
Council zone	Residential

ENERGY

Heating	Heat Pump, Log Burner
Insulation	Roof
Windows	Aluminum
Water heating	Electric

CONSTRUCTION

Year built	1950s
Roof	Concrete Tile

EDUCATION

Early childhood	BestStart Barrington, Te Whare Rama Early Learning Centre
Primary	Addington Te Kura Taumatua, Christchurch South Karamata Intermediate School, Sacred Heart School
Secondary	Cashmere High School

CHATTELS

Window treatments, Fixed floor coverings, Heat pump (1) and (1) remote, Light fittings



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



INTRODUCING

TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



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