MCRAE & KNOWLER

PROPERTY BROCHURE

395A GOULDS ROAD, SPRINGSTON

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Deadline Sale, Closing 25th November at 11:00 am

YOUR WISH LIST HAS LANDED: LUXURY, SPACE AND LIFESTYLE

4 | 2 | 2 | 240 m² | 1.86 Hectares

Your Wish list includes:

• 4 bedrooms + a home office
• Two stylish living rooms for relaxing and entertaining
• Bathrooms with underfloor heating – say goodbye to those cold mornings
• Beautiful modern open plan kitchen and scullery.
• An internal double garage plus two large sheds
- workshop, hobbies, storage,

* 1.86ha of well-subdivided paddocks with animal shelters and a handy round horse arena for ease of training.

* A beautiful, expansive deck flowing to lush lawns perfect for summer gatherings with friends and family.

* Land and modern living that offers options and opportunity, just 10 minutes from Lincoln and 25 minutes to Christchurch.

Turn your wish into reality. Properties of this quality are a rare find.

Deadline Sale Offers close 25th November 11 am.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

SANDRA - LEE BUTTERICK sandy@mkrealestate.co.nz 027 417 2639

Boundary lines indicative only

LEGALS

Land area	1.86 Hectares
Floor area	240 sqm
Tenure	Freehold
Rateable value	1,180,000
Land value	560,000
Improvements value	620,000
Rates	3,611.25

ENERGY

Heating	Log Burner, Ducted Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2018
Exterior	Roughcast
Roof	Steel/G-iron

EDUCATION

Early childhood	Lincoln University Early Childhood Centre, BestStart Te Whariki, Educare Lincoln Village
Primary	Springston School
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (1) and (2) remotes, Clothesline, Dishwasher, Electric oven, Induction cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rail (2), Ducted heat pump, Heat transfer system, Light fittings, Range hood, Security system (unmonitored), Smoke detectors, TV Bracket,

NOTES

INTRODUCING

SANDRA - LEE BUTTERICK

Sandy began her real estate career in 2002 and brings a well-rounded, professional approach across a broad range of property types. Coming from a farming background and living on a lifestyle block herself, she has an in-depth understanding of rural and lifestyle property ownership. With years of experience and a strong grasp of what families require from their homes, Sandy offers genuine insight into matching people with the right property.

Based in the Lincoln office, Sandy works with clients across Banks Peninsula and through to Leeston. Clients value her energy, honesty, and persistence in achieving successful results. Her down-to-earth nature and approachable style enable her to build trust and rapport with ease, while her strong negotiation skills ensure the best outcomes for those she represents.

SCAN TO REQUEST
A MARKET PRICE
UPDATE

sandy@mkrealestate.co.nz

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