

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

13 HUNTAWAY LANE, DUNSANDEL





Boundary lines indicative only



# 13 HUNTAWAY LANE, DUNSANDEL

Enquiries Over 719,000

## NEAR NEW HOME ON LARGE SECTION

 3  2  2  152 m<sup>2</sup>  900 m<sup>2</sup>

A superb opportunity to secure a modern home without compromising on space, with endless possibilities for those seeking the freedom of a generous section combined with contemporary comfort. Step inside and discover an inviting open-plan kitchen, dining, and living area that forms the heart of the home. The kitchen caters beautifully to modern living, featuring a walk-in pantry, double fridge cavity with plumbing, and a sleek bench with a double sink overlooking the expansive backyard and sweeping rural outlook. A large stacker door opens to a sheltered patio, extending your living space outdoors, flanked by twin decks with built-in feature lighting, one designed for a spa, the other ideal for entertaining or relaxing in the sun while the children play. The master suite provides a peaceful retreat with a walk-through wardrobe and tiled ensuite. Two additional bedrooms are well proportioned and served by a stylish family bathroom with tiled flooring, a standalone bath, and a separate shower. A separate toilet, double garaging, a heat pump, and a security system ensure convenience and peace of mind throughout. Beyond the home, the expansive 900m<sup>2</sup> section delivers the lifestyle so many seek but seldom find, with space to grow, create, or simply enjoy. Landscaped gardens frame the property, while a fully enclosed, sheltered fire pit area offers the perfect setting for family gatherings and nights under the stars.

13 Huntaway Lane is a home that balances modern design with room to breathe, a place where opportunity and lifestyle meet.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS





## LEGALS

Land area	900 sqm
Floor area	152 sqm
Tenure	Freehold
Rateable value	680,000
Land value	220,000
Improvements value	460,000
Rates	3,827.75
Council zone	Living 1

## ENERGY

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

## CONSTRUCTION

Year built	2023
Exterior	Block & Linea
Roof	Longrun

## EDUCATION

Early childhood	Dunsandel Childcare and Preschool
Primary	Dunsandel School
Secondary	Ellesmere College

## CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric Oven, Induction cooktop, Extractor fans (3), Fixed floor coverings, Heated towel rails (2), Heat pump (1) and (1) remote, Light fittings, Range hood, Security system (unmonitored), Smoke detectors, TV bracket.



# NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## INTRODUCING

# CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of \$150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE



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