

MCRAE & KNOWLER

PROPERTY BROCHURE

11 FLORENCE DRIVE, LINCOLN



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Deadline Sale, Closing November 27 at 4pm
(unless sold prior)

YOUR LINCOLN LIFESTYLE STARTS HERE

 3  2  2  178 m²  694 m²

Step inside 11 Florence Drive and you'll instantly feel right at home. Set in the sought-after Rosemerryn community, this beautifully presented property blends comfort, style, and easy living in one tidy package. Whether you're upsizing, downsizing, or simply after a home that just feels right.

The home offers three spacious bedrooms, including a generous main suite with a walk-in wardrobe and a sleek ensuite. The second bathroom is equally well finished, designed with both practicality and style in mind. Storage is plentiful with a large walk-in linen cupboard.

At the heart of the home, the kitchen makes a statement with its beautiful stone benchtops, Italian tiles, double dishwashers, Hafele pantry system and butler sink. This is the perfect spot to cook, connect, and entertain. A modern ULEB pyro fire and a heat pump keep things cosy year-round, while the fully insulated and carpeted double garage adds flexibility for storage or hobbies.

Outside, the 694sqm section is a standout, being private, secure, and beautifully landscaped. Lush lawns, a pergola-covered patio, and plenty of space for the kids or pets make it ideal for relaxed family living or entertaining with friends. With plenty of off-street parking, Lincoln Primary zoning, and a peaceful position surrounded by quality homes, 11 Florence Drive delivers that ideal blend of lifestyle and location.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TIAAN KILIAN

tiaan@mkrealestate.co.nz

027 842 4345



LEGALS

Land area	694 sqm
Floor area	178 sqm
Rateable value	830000
Land value	400000
Improvements value	430000
Rates	4976.55

ENERGY

Heating	Log Burner, Heat Pump
Insulation	Walls and Roof
Windows	Double glazing
Water heating	Electric

CONSTRUCTION

Year built	2021
Exterior	Brick
Roof	Coloursteel

EDUCATION

Primary	Lincoln Primary School
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (1) with (2) remotes, Window treatments, Clothesline, Dish drawer (2), Electric Oven, Electric cooktop, Extractor fans (3), Fixed floor coverings, Garden shed (1), Heated towel rails (2), Heat pump (1) and remote (1), Light fittings, Range hood, Security system, Smoke detectors (2), TV brackets

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

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.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



tiaan@mkrealestate.co.nz



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