

MCRAE & KNOWLER

PROPERTY BROCHURE

440 SOUTHBRIDGE LEESTON ROAD,
SOUTHBRIDGE



440 SOUTHBRIDGE LEESTON ROAD, SOUTHBRIDGE

Deadline Sale, Closing December 10th at 4pm

AN ENVIABLE LIFESTYLE AWAITS

 3  2  2  287 m²  3.14 Hectares

With its unimpeded views across the Canterbury plains to the magnificent Southern Alps this 3.14 ha property offers an idyllic lifestyle for those looking for a manageable small holding in a peaceful rural location.

The 287m² home surrounded by sweeping lawns and mature plantings faces to the north and west to take advantage of maximum sun and features a formal entranceway, a large country style kitchen which opens out onto a spacious dining area and general family living area which in turn opens out onto a sun soaked outdoor living option. Adjoining the living area is a large separate living or media room which also leads out onto the patio. The home is heated by way of freestanding logburner and heatpump.

The three bedrooms are all very generous in size and are serviced by two stylish bathrooms, one of which is ensuite off the master bedroom which also enjoys a huge walk in robe and its own private patio which has a facility for a spa pool. Add to this a practical separate laundry and oversize garage which will accommodate two large vehicles plus extra freezers or work benches and you have the complete country home. Outdoors the fertile land is subdivided into several paddocks with the larger one currently planted in lucerne and for those that need storage or want to have a workshop there is a five bay barn with a separate lockable bay that could lend its self to many uses.

This property is available for immediate possession and is being sold by way of Deadline Sale with all offers to be presented on or before 4pm on the 10th of December 2025.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

STEPHAN KNOWLER

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LEGALS

Land area	3.14 Hectares
Floor area	287 sqm
Rateable value	1180000
Land value	455000
Improvements value	725000
Rates	3718.85

ENERGY

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

CONSTRUCTION

Year built	2013
Exterior	Brick
Roof	Iron

EDUCATION

Early childhood	Active Explorers Leeston, Children First Preschool
Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (2) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob/Cooktop, Extractor fan (2) bathroom, Fixed floor coverings, Garden shed, Heated towel rails (2), Heat pump (1) and remote (1), Light fittings, Range hood, Smoke detector, TV brackets + TV

NOTES

[illegible]



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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