

MCRAE & KNOWLER

PROPERTY BROCHURE

8 MOLLY PLACE, SOUTHBRIDGE



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Enquiries Over 799,000

BRAND-NEW, HIGH-SPEC HOME

 3  2  2  200 m²  696 m²

Set on a generous 696m² section in a quiet cul-de-sac, this brand-new home delivers modern design, quality finishes, and everyday functionality in equal measure. Constructed in 2025, the exterior showcases a low-maintenance brick finish complemented by stylish Coloursteel T-Rib feature walls, adding a sharp architectural edge.

Step inside to an open-plan kitchen, dining, and living space with cathedral ceilings and excellent natural light. The kitchen is thoughtfully designed with a galley-style butler's pantry that also incorporates laundry facilities, offering both practicality and storage.

Comfort is well covered with a heat pump and a centrally placed electric fire for year-round ease. Large stacker sliding doors extend the living space to a sunny patio, ideal for outdoor entertaining. The master suite includes outdoor access, a walk-in wardrobe, and a tiled ensuite. Two further double bedrooms are located at the opposite end of the home and are serviced by a family bathroom featuring a freestanding bath and separate shower. One of these bedrooms has the added benefit of direct bathroom access. A separate study offers a dedicated workspace, while a well-positioned guest toilet adds convenience. With an internal-access double garage, quality fixtures throughout, and a smart, modern layout, this home is ready for its new owners to move in and enjoy.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	696 sqm
Floor area	200 sqm
Tenure	Freehold
Rateable value	\$220,000
Land value	\$220,000
Rates	\$1537.95
Council zone	Living 1
Technical category	RV

ENERGY

Heating	Heat Pump, Electric Fire
Insulation	Walls, Ceiling
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2025
Exterior	Brick & Iron
Roof	Iron

EDUCATION

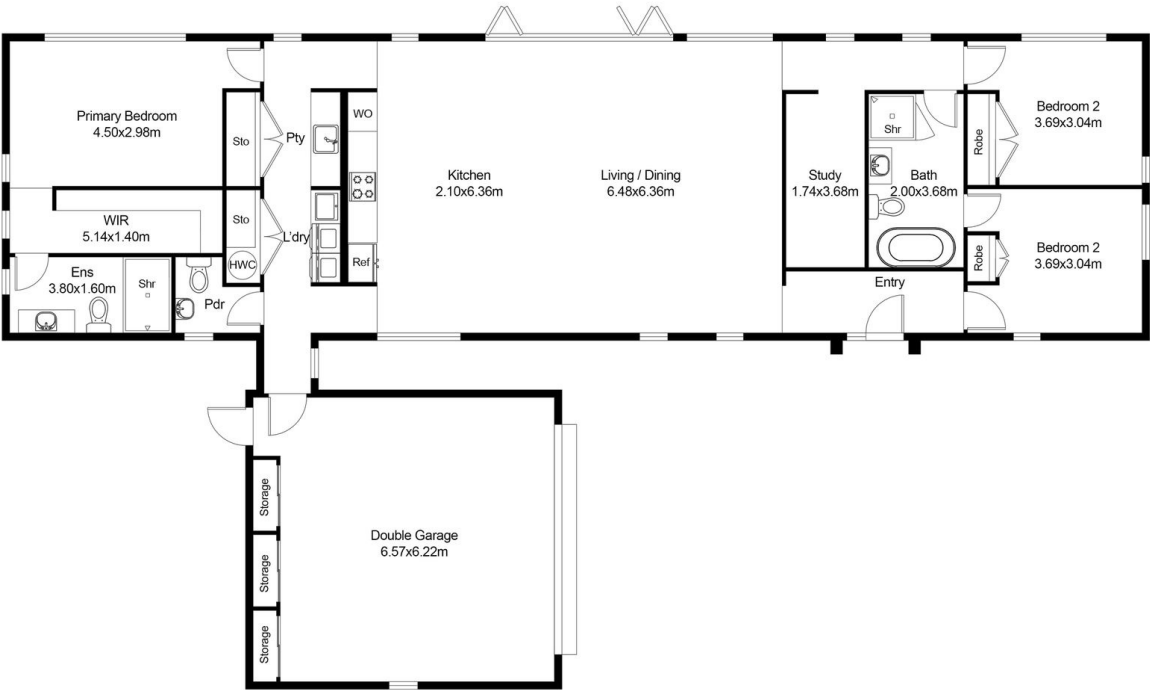
Early childhood	Southbridge Playcentre, Children First Preschool
Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (1) with (2) remotes, Clothesline, Dishwasher, Electric Oven, Electric cooktop, Extractor Fans (2), Fixed floor coverings, Heated towel rails (2), Heat Pump (1) and Remotes (1), Light fittings, Range hood, Smoke detectors,

NOTES

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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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