

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

1 / 74 AMYES ROAD, HORNBY







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Deadline Sale, Closing 3rd December at 3pm

## PRIME POSITION, FANTASTIC OPPORTUNITY

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Positioned in the heart of Hornby, this solid three-bedroom brick home presents an exciting opportunity for first-home buyers, downsizers, and savvy investors alike. It offers immediate livability with plenty of scope to modernise and add value over time. Enter through a wide hallway to a light-filled open-plan kitchen, dining, and living area that forms the social hub of the home—ideal for everyday living. Three double bedrooms with standalone wardrobes make up the accommodation. Complemented by a family bathroom with both bath and shower. A separate laundry enhances practicality, while a separate single garage provides secure storage and off-street parking.

Location is simply hard to beat. Amyes Road is part of a well-established Hornby neighbourhood, offering excellent proximity to local schools, shopping centres, and public transport. You're just minutes from Hornby Mall and major road links, making commutes or weekend adventures easy. Plus, with parks, sports facilities, and green spaces close by, you've got the best of suburban convenience. Set on a manageable section and surrounded by established homes, this property delivers ease, convenience, and excellent potential. Those with an eye for opportunity will immediately recognise the promise here—whether you're looking to refresh, renovate, or simply settle in and enjoy.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS

**STEPHAN KNOWLER**

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## LEGALS

Floor area	110 sqm
Tenure	Crosslease (Freehold)
Rateable value	530,000
Land value	225,000
Improvements value	305,000
Rates	3,335.92
Council zone	Residential

## ENERGY

Heating	2 x Heat Pumps
Insulation	Roof
Water heating	Electric

## CONSTRUCTION

Year built	1950s
Exterior	Brick
Roof	Concrete Tile
EQ repairs	CLM/2011/065044, CLM/2010/042482, CLM/2011/204158

## EDUCATION

Early childhood	Trillium Montessori School, Brynley Street Nursery and Pre School, Hornby Child Care & Education Centre
Primary	Te Manu Tukutuku South Hornby School
Secondary	Hornby High School

## CHATTELS

Window treatments, Dishwasher, Electric stove, Fixed floor coverings, Heat pumps (2) and (2) remotes, Light fittings, Range hood, Smoke detector



# NOTES

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## STEPHAN KNOWLER & HOLLY SIDDONS

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.

Holly brings over four years of real estate experience in the Selwyn property market, where she has successfully sold more than \$50 million worth of property. From two-bedroom units to large lifestyle blocks, her strategic mindset, strong communication skills, and deep understanding of the local area make her a trusted advisor for both buyers and sellers. With a strong background in marketing and sales, Holly knows the value of building relationships, putting the client's needs first, ensuring customer satisfaction and most importantly working with integrity.





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