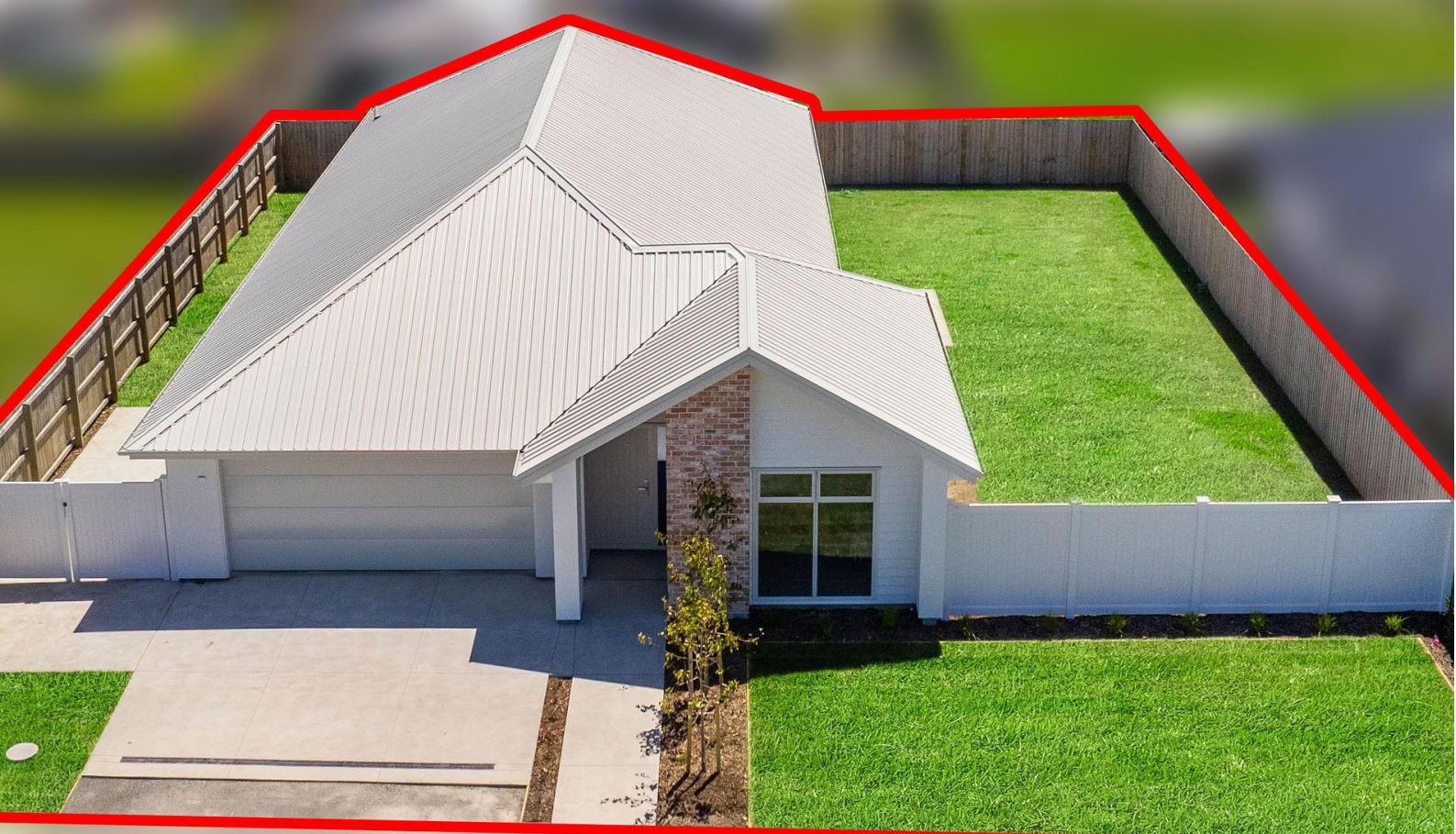


# MCRAE & KNOWLER

---

**PROPERTY BROCHURE**  
93 CLAUSEN AVENUE, LEESTON



# 93 CLAUSEN AVENUE, LEESTON

Deadline Sale, Closing Thursday 4th December at 12 pm

## BRAND NEW WITH RURAL VIEWS

 4

 2

 2

 212 m<sup>2</sup>

 670 m<sup>2</sup>

Crafted with intent rather than habit, this home stands well clear of the standard. Every element has been considered, from the exterior blend of plaster, brick, and Linea to an interior layout deliberately curated to give families space, separation, and a sense of scale far beyond what the floor plan might imply.

Step inside and the wide hallway sets the tone, leading to a separate lounge and the first of the large double bedrooms, each with custom-built wardrobes, shelving and drawers. The home then opens into a striking kitchen, dining and living area, finished with hard-wearing tiled flooring and warmed throughout by a centrally located heat pump. The kitchen is a standout, featuring 30mm stone benchtops, including in the walk-in pantry, a centre island with waterfall edges, a double fridge cavity and quality appliances, including an induction cooktop. Dual sliding doors open to two concrete patios, one of which is a covered alfresco area, seamlessly extending your living spaces outdoors.

A second hallway leads to a well-appointed separate laundry with ample storage, the remaining double bedrooms, and the master suite with its expansive walk-in wardrobe and tiled ensuite. The family bathroom has full tiling, a standalone bath, a separate toilet, and LED lighting in both bathrooms. A thoughtfully placed study nook, complete with a built-in desk, drawers, and shelving, rounds out this intelligently designed home.

Set on a fully fenced 670m<sup>2</sup> section, the property offers double gates that conceal a dedicated concrete pad for neatly storing a trailer out of sight, completed by double internal access garaging. This property delivers an elevated, considered home that feels substantial and functional.

To be sold by Deadline Sale, closing 4th December at 12 pm (unless sold prior)

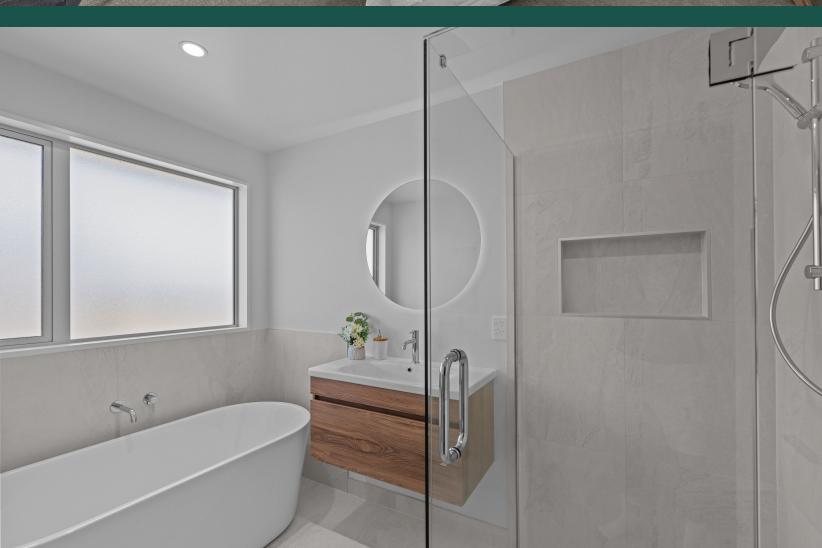


SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS

**CAMERON MCRAE**

cameron@mkrealestate.co.nz

027 769 6696



## LEGALS

|                       |           |
|-----------------------|-----------|
| <b>Land area</b>      | 670 sqm   |
| <b>Floor area</b>     | 212 sqm   |
| <b>Tenure</b>         | Freehold  |
| <b>Rateable value</b> | 250,000   |
| <b>Land value</b>     | 250,000   |
| <b>Rates</b>          | 2224.05   |
| <b>Council zone</b>   | Living XA |

## ENERGY

|                      |                          |
|----------------------|--------------------------|
| <b>Heating</b>       | Heat Pump                |
| <b>Insulation</b>    | Walls and Roof           |
| <b>Windows</b>       | Aluminum, Double Glazing |
| <b>Water heating</b> | Electric                 |

## CONSTRUCTION

|                   |                              |
|-------------------|------------------------------|
| <b>Year built</b> | 2025                         |
| <b>Exterior</b>   | Brick, Weatherboard, Plaster |
| <b>Roof</b>       | Coloursteel                  |

## EDUCATION

|                        |  |
|------------------------|--|
| <b>Early childhood</b> | Active Explorers Leeston, Children First Preschool, Leeston Playcentre |
| <b>Primary</b>         | Leeston School   |
| <b>Secondary</b>       | Ellesmere College  |

## CHATTELS

Auto garage door opener (1) and (2) remotes, Dishwasher, Electric oven, Electric cooktop, Extractor fans (3), Fixed floor coverings, Heated towel rail (2), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors (8), Waste disposal

# NOTES



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

 [cameron@mkrealestate.co.nz](mailto:cameron@mkrealestate.co.nz)

 [mkrealestate.co.nz](http://mkrealestate.co.nz)

Powered by Ownly Ltd. Licensed REAA 2008