

MCRAE & KNOWLER

PROPERTY BROCHURE
40B HIGH STREET, LEESTON



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Enquiries Over \$689,000

SUPER SUNNY AND DELIGHTFULLY SPACIOUS

 3  2  2  180 m²  664 m²

Positioned within an easy walk of the Leeston town centre, yet in the most private of settings at the end of a quiet lane, this easy-care, modern 180m² three-bedroom, two-bathroom home on 664m² offers amazing value for those looking to downsize or get onto the property ladder. The main attraction in this north- and west-facing home is the expansive, light and bright kitchen/dining/living area with its high stud and abundance of windows, skylight, and large sliders. These allow the sun to stream in, making the space feel relaxed, comfortable, and like somewhere you'll want to be at the end of a busy day. The spacious, chef-friendly kitchen overlooking the dining area is a real focal point. It is well equipped with modern fittings and appliances, along with plenty of bench and storage space. There is also a second living area off the main living space, accessed via a barn-style door; this area opens out onto the perfectly private courtyard. The bathrooms feature extensive tiling and underfloor heating and are modern in design. The ensuite off the master includes a generous double shower, while the centrally located main bathroom is perfectly positioned to serve the other two bedrooms (one of which has ensuite access to this bathroom).

This naturally warm home offers several heating options for those cool Canterbury nights, including a newly installed pellet fire and a heat pump. Add to this plenty of general storage, including a large walk-in robe servicing the master bedroom, an attached genuine double garage, sun-soaked outdoor dining options, and numerous extras, all on a very easy-care landscaped section and you have the perfect retreat for a busy couple, or a lock-and-leave option for those who love to travel.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	664 sqm
Floor area	180 sqm
Rateable value	650000
Land value	220000
Improvements value	430000

ENERGY

Water heating	Electric
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CONSTRUCTION

Year built	2019
Exterior	Titan board
Roof	Coloursteel

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (1) and remotes (2), Window treatments, Clothesline, Dishwasher, Electric oven, Hob/cooktop electric, Extractor fan, Fixed floor coverings, Garden shed, Heated towel rail, Heat pump (1) and 1 remote, Light fittings, Range hood, Smoke detector



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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