

MCRAE & KNOWLER

PROPERTY BROCHURE

183 SMYTHES ROAD, LEESTON



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Offers over \$989,000

SO MUCH POTENTIAL HERE

 3  1  2  130 m²  13.41 Hectares

If you are looking for a lifestyle block with scale and scope, look no further than this 13.4-hectare property. This property offers a comfortable three-bedroom home in a mature and sheltered setting, with open-plan living (including a log burner) and a north-facing deck for outdoor entertaining. Garaging consists of a large double garage with two attached rooms, ideal for storage or hobbies. This is connected to the house by a covered porch.

The excellent outbuildings include an 18m x 12m shed with three over-height vehicle access doors, a 12m x 12m two-bay shed with one lock-up bay, and a four-bay implement shed. There is also a useful utility shed and chook house, plus cattle yards and a loading ramp. The soils are predominantly the renowned Windermere Peat, which offers the opportunity to grow everything from vegetables to cereals, or it could simply be a highly productive grass block for grazing stock. This property will respond very well to some TLC and could be anything from a contractor's yard to a vegetable-growing hub, or simply a lifestyle haven.

The price is plus GST on land (if any).



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	13.41 Hectares
Floor area	130 sqm
Rateable value	111000
Land value	720000
Improvements value	390000

ENERGY

Heating	Log burner
Water heating	Electric

CONSTRUCTION

Exterior	Oamaru Stone
EQ repairs	CLM/2011/255878, CLM/2011/183671

EDUCATION

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

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven, Electric hob/cooktop, Fixed floor coverings, Light fittings, Range hood, Log burner

NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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