

MCRAE & KNOWLER

PROPERTY BROCHURE

54 BROOK STREET, SOUTHBRIDGE



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Enquiries over \$697,000

CONTEMPORARY COMFORTS, SOUTHBRIDGE CHARM

 4  2  2  198 m²  717 m²

Completed in 2023, this contemporary four-bedroom, two-bathroom home delivers an impressive blend of style, space, and everyday functionality in the charming village of Southbridge.

Through the spacious entrance, a sleek, modern kitchen forms the centrepiece of the open-plan living zone, enhanced by a 90cm freestanding oven, ample bench space, and a walk-in pantry. This space flows into the separate lounge, both with sliding door access to the deck.

Accommodation is generous, with four well-proportioned bedrooms supported by a family bathroom and ensuite, each showcasing fully tiled showers for a refined touch.

Outdoors, the property offers excellent space for families. The secure yard provides plenty of room to play, relax, or garden, while double gate access to the side offers convenient storage for a boat, trailer, or camper.

Modern, low-maintenance, and move-in ready, this is an outstanding opportunity to secure a near-new home in a peaceful Southbridge setting. Perfect for those seeking comfort without compromise, or anyone looking for contemporary living in a friendly rural community.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	717 sqm
Floor area	198 sqm
Rateable value	680000
Land value	230000
Improvements value	450000
Rates	4848.20

ENERGY

Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2023
Exterior	Rockcote
Roof	Coloursteel

EDUCATION

CHATTELS

Auto garage door opener (1) and 2 remotes, Window treatments, Clothesline, Dishwasher, Electric stove, Hob - induction, Extractor fan (2) bathroom, Fixed floor coverings, Heated towel rails (2), Heat pumps (2) and 2 remotes, Light fittings, Range hood, Security system - unmonitored, Smoke detector,

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54 BROOK STREET

Garage

WIP

Laundry

Open Plan

Lounge

Master Bedroom

Entry

Bedroom

Bathroom

Bedroom

Bedroom

WIR

HW

Ensuite

North arrow pointing North (N)

54 BROOK STREET
SOUTHBRIDGE



INTRODUCING

HOLLY SIDDONS

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.

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.

Known for her professional yet friendly approach, attention to detail, and commitment to achieving the best possible outcomes for her clients. Passionate about real estate and dedicated to delivering results, she consistently builds strong relationships and delivers exceptional service from start to finish.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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