

MCRAE & KNOWLER

PROPERTY BROCHURE

71 WAIKIRIKIRI AVENUE, LINCOLN



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Enquiries over \$1,300,000

CRAFTED FOR DISTINCTION – 3 BEDS + OFFICE

 3  2  3  274 m²  925 m²

Built by the esteemed Pete Built Homes Ltd, this brand-new residence of approximately 274m² is a step above the ordinary, showcasing exceptional design, styling, and carefully considered details throughout. Every element has been curated to create a home that blends modern functionality with elevated aesthetics. Premium finishes are evident throughout, including 100% wool carpet, engineered timber, and designer tiles. Climate control is handled by a fully ducted Mitsubishi system, with gas hot water providing efficiency. A Bosch alarm system adds peace of mind. The formal entryway impresses immediately with a high-stud ceiling and a dramatic stone feature wall, setting the tone for a property defined by style. Beyond the open-plan kitchen, dining, and family living area, the space is drenched in natural light, with pitched ceilings amplifying the sense of space. The dining area opens seamlessly to a large Kwila deck, designed for effortless entertaining. The kitchen reflects both luxury and practicality, featuring a Belling oven, integrated fridge/freezer, dishwasher, beverage fridge, full scullery, and a generous island bench, perfect for entertaining or family living. Just off the main living space, a second lounge tucked behind cavity sliders provides an inviting retreat, while a custom barn door unveils an office that offers a functional work-from-home solution. The three double bedrooms are generously proportioned, with the master suite standing out through elegant wallpaper, a spacious walk-in wardrobe, and private patio access. The fully tiled ensuite includes dual vanities and a double shower. Two additional bedrooms are served by a fully tiled family bathroom and a separate powder room, finished with designer wallpaper. The internal laundry is high-spec and fully tiled, combining practicality with style. The triple-car garage is fully ply-lined and carpeted, with scope for built-in storage.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	925 sqm
Floor area	274 sqm
Tenure	Freehold
Rateable value	1,180,000
Land value	450,000
Improvements value	730,000
Rates	5029.35
Council zone	Living Z

ENERGY

Heating	2 Heat Pumps, Ducted Heating for 1 Living and 1 Bedroom
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Gas

CONSTRUCTION

Year built	2025
Exterior	Plaster
Roof	Steel/G-Iron

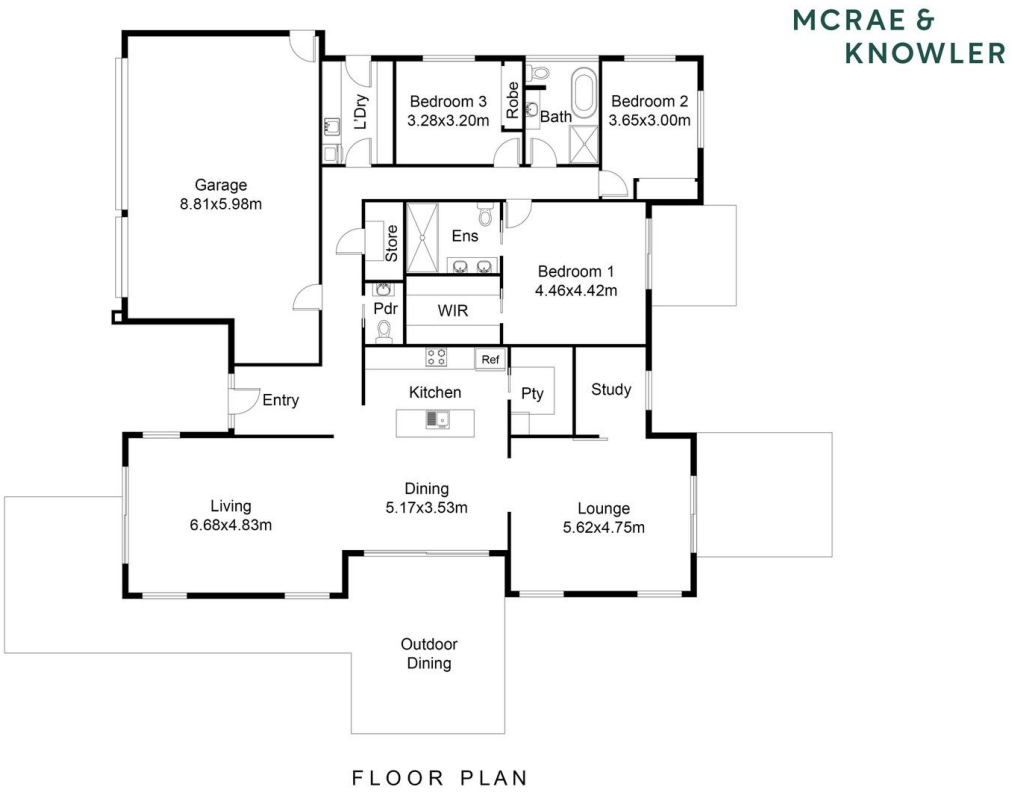
EDUCATION

Early childhood	Lincoln University Early Childhood Centre, BestStart Te Whariki, Educare Lincoln Village
Primary	Ararira Springs Primary- Te Puna o Ararira
Secondary	Lincoln High School

CHATTELS

Bathroom Extractor Fan, Blinds, Burglar Alarm, Dishwasher, Drapes, Fixed Floor Coverings, Garage Door Opener Remote Control, Heated Towel Rail, Light Fittings, Rangehood, Security System, Smoke Detectors, Husky Integrated Fridge Freezer, Belling 90cm Richmond Dual Fuel Freestanding Oven and Cooktop, Haier Refrigerator, Pana 32l Microwave, Hisense Front Load Washer 7.5kg, Hisense 8kg Heat Pump Dryer, Bosch Dishwasher, Rangehood 90cm, Barn Door, Heated Towel Rails x 2, Garden ornaments x 2

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

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