

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**  
71 MANSE ROAD, LEESTON







# 71 MANSE ROAD, LEESTON

Enquiries Over \$725,000

## ENERGY EFFICIENT FAMILY HOME ON 688M2

 4  2  2  193 m<sup>2</sup>  688 m<sup>2</sup>

Located on the fringe of the increasingly popular Leeston township this four bedroom family home offers a unique point of difference with its focus on energy efficiency with its extensive solar power system and extra insulation ensuring ongoing insurance against rising power prices. Positioned for maximum sun this 193 m<sup>2</sup> home comprises of a large family sized kitchen which features a butlers pantry, 900mm stove with gas hob and loads of bench space and adjoins the designated dining and everyday family living area and beyond to a separate formal living room. There is easy access to the extensive north and west facing decking for easy outdoor living from the dining area and formal lounge as well.

The four bedrooms are all genuine doubles and are well serviced by the two bathrooms one of which is ensuite off the master bedroom which also has a WIR. Add to this a study/TV nook, formal entranceway, loads of storage and double garage and you have all the ingredients that a busy growing family requires. Heating is by way of freestanding log burner and heat pump offering year round heating and cooling options.

The 688m<sup>2</sup> section is fenced for privacy and pets plus with its box gardens and mature plantings is designed for easy care maintenance.

With the vendors having purchased already this property is competitively priced and available for immediate possession.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS







## LEGALS

Land area	688 sqm
Floor area	193 sqm
Rateable value	700000
Land value	250000
Improvements value	450000
Rates	4596.80

## ENERGY

Insulation	Walls and Roof
Windows	Aluminum Double Glazing

## CONSTRUCTION

Exterior	Brick
Roof	Iron

## EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

## CHATTELS

Auto garage door, Window treatments, Clothesline, Dishwasher, Electric oven, Extractor fan (2) bathroom, Fixed floor coverings, Heated towel rails (2), Heat pump (1) and 1 remote, Light fittings, Range hood, Smoke detector,



# NOTES

[illegible]





## 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





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



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

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