

MCRAE & KNOWLER

PROPERTY BROCHURE

11 PALLADIO AVENUE, LEESTON



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Enquiries Over \$729,000

A QUALITY HOME AT A GREAT PRICE.

 3  2  2  195 m²  700 m²

This 195m² three-bedroom home on a family-friendly, fully fenced section in the increasingly popular township of Leeston, a short commute from Lincoln, Rolleston and the city offers amazing value for those looking for a home that is a cut above the rest.

Positioned for all-day sun, the home features a formal entranceway with a cathedral ceiling that leads into a large, practical kitchen and an adjoining dining/living area, which in turn opens onto a sheltered, west-facing patio. A large separate spacious formal lounge with an inbuilt logburner offers genuine extra living space, and the three bedrooms are all large doubles with the master offering a WIR and stylish tiled bathroom. The main bathroom is centrally located to offer easy access from the two family bedrooms.

The home is heated by a ducted heat pump, and there is a ducted air-purifying system as well. Outdoors, the landscaping features thoughtful plantings, several patios, vegetable gardens, and a garden shed, plus a covered wood storage area.

This home is set among other modern homes in the popular Monticello subdivision and is sure to be popular.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	700 sqm
Floor area	195 sqm
Tenure	Freehold
Rateable value	700,000
Land value	260,000
Improvements value	440,000
Rates	4596.80
Council zone	Living XA

ENERGY

Heating	Ducted Heap Pump
Insulation	Walls and Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2013
Exterior	Brick
Roof	Steel/G-iron

EDUCATION

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

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric Oven, Induction cooktop, Extractor Fan (2), Fixed floor coverings, Garden shed (1), Heated towel rails (2), Light fittings, Range hood, Smoke detectors, TV brackets, Ducted heat pump, Air purifier system

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



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