

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**  
11 PALLADIO AVENUE, LEESTON



# 11 PALLADIO AVENUE, LEESTON

Enquiries Over \$729,000

## A QUALITY HOME AT A GREAT PRICE.



3



2



2



195 m<sup>2</sup>



700 m<sup>2</sup>

This 195m<sup>2</sup> 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

**STEPHAN KNOWLER**

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## LEGALS

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

## ENERGY

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

## CONSTRUCTION

<b>Year built</b>	2013
<b>Exterior</b>	Brick
<b>Roof</b>	Steel/G-iron

## EDUCATION

<b>Early childhood</b>	Active Explorers Leeston, Children First Preschool, Leeston Playcentre
<b>Primary</b>	Leeston School
<b>Secondary</b>	Ellesmere College

## CHATTERS

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



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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