

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

71 MARKET STREET, LEESTON







# 71 MARKET STREET, LEESTON

Enquiries Over 599,000



3



1



2



130 m<sup>2</sup>



655 m<sup>2</sup>

This well-cared-for home offers a solid, practical option for families and first-home buyers, with the hard work already done where it matters most.

The kitchen, dining, and living areas are well laid out for everyday family life. The generous kitchen features updated appliances: a dishwasher, a stove with an electric cooktop and dual ovens, a water purifier system, and gas hot water. The living room can be closed off from the kitchen and dining area with sliding doors, providing flexibility for busy households or quiet evenings. From the living area, sliding doors open to a covered veranda, creating a sheltered space for outdoor dining or relaxed evenings, while the street-facing windows are tinted to provide additional privacy. Heating is a real strength here, with a recently installed large freestanding log burner, a heat pump, and a heat transfer system that keeps all three double bedrooms warm through the cooler months. All three double bedrooms feature built-in wardrobes and are serviced by a centrally located bathroom with both a shower and bath, plus a separate toilet. A very spacious separate laundry adds to the home's practicality.

Outside, the fully fenced backyard provides a safe space for children and pets to play. A garden shed, woodshed and a standalone double garage complete the property. The home has benefited from meaningful upgrades where it counts, delivering comfort, efficiency, and day-to-day ease for the next owners.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS





## LEGALS

Land area	655 sqm
Floor area	130 sqm
Tenure	Freehold
Rateable value	540,000
Land value	235,000
Improvements value	305,000
Rates	4347.40
Council zone	Living 1

## ENERGY

Heating	Heat Pump, Heat Transfer System and Log Burner
Insulation	Walls, roof and underfloor
Windows	Aluminum Single Glazing
Water heating	Gas

## CONSTRUCTION

Year built	1985
Exterior	Summer Hill Stone
Roof	Steel/G-iron
EQ repairs	CLM/2011/229549

## EDUCATION

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

## CHATTELS

Window treatments, Clothesline, Dishwasher, Electric Oven, Electric cooktop, Extractor Fan (1), Fixed floor coverings, Garden shed (2), Heated towel rail (1), Heat pump (1) and (1) remote, Heat transfer system, Light fittings, Range hood, Smoke detectors, Water purifier system



# NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





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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