

MCRAE & KNOWLER

PROPERTY BROCHURE

80 HIGH STREET, SOUTHBRIDGE



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Enquiries Over \$719,000

THE COMPLETE FAMILY HOME ON 2023M2

 4  2  190 m²  2023 m²

Positioned in the heart of the popular country village of Southbridge this unique property offers an enviable family lifestyle within several minutes walk of all amenities the township has to offer.

The 190m² home comes with a spacious recently renovated kitchen with loads of bench space and storage and an adjoining dining area which leads through to a large family lounge and beyond to a second living area (ideal for the children's space), plus the home also offers four large bedrooms and two renovated bathrooms (one upstairs and one down) meaning all of the family's day to day needs are very well catered for.

Add to this an upstairs landing with a west facing balcony, a large practical separate laundry, a covered area for coats, bikes and boots and extensive attached double garage and all boxes are ticked. Heating is by way of two log burners and all bedrooms have panel heaters plus there is an HRV system.

It doesn't end there. The half acre section (2023m²) comes complete with an extra separate garage, an open two bay barn style shed, garden sheds, BBQ area, wood storage area, vegie gardens and so much more. Properties that offer so much on a large section within walking distance of schooling are becoming increasingly hard to find and early viewing is recommended.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	2023 sqm
Floor area	190 sqm
Rateable value	670000
Land value	290000
Improvements value	380000
Rates	4503.05

ENERGY

Heating	Panel heaters x4 & HRV system
Insulation	Roof and underfloor
Windows	Aluminum
Water heating	Gas

CONSTRUCTION

Year built	1995
Exterior	Summerhill Stone
Roof	Iron

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (1) and (2) remotes, window treatments, clothesline, dishwasher, electric oven, gas cooktop, extractor fan (2) bathroom, fixed floor coverings, garden shed (2), heated towel rail (1), infinity water heating system, heat transfer system, light fittings, range hood, smoke detector, panel heaters (4), HRV system

NOTES

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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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