

MCRAE & KNOWLER

PROPERTY BROCHURE

5A MAURICE STREET, LINCOLN



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Enquiries Over \$699,000

LIKE NEW IN CENTRAL LINCOLN

 3  1  2  110 m²  574 m²

Located in the heart of Lincoln, 5a Maurice Street presents a beautifully renovated home where all the work has been done for you!

Fully refreshed inside and out, this three-bedroom property showcases new exterior cladding, decking, double glazing, updated flooring, kitchen cabinetry and appliances, bathroom and a full interior repaint—delivering a crisp, modern feel throughout. The extensive update enhances both comfort and efficiency while maintaining a warm, welcoming atmosphere.

The layout offers open plan kitchen/dining/living that's bathed in natural light, with sliding doors to the side deck. There are three well-proportioned bedrooms supported by a family bathroom, accessed from both the hallway and the Master Bedroom. A separate laundry with external access completes the home.

A separate double garage adds valuable storage and secure parking, while an additional concrete pad to the front of the home provides secure parking for a camper, trailer or boat. Even the landscaping has been freshly upgraded with new lawn, plantings, raised beds and irrigation. Exceptionally located in central Lincoln, you're just moments from local shops, cafés, schools, and everyday amenities, with easy access to everything this popular township has to offer.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	574 sqm
Floor area	110 sqm
Rateable value	650000
Land value	325000
Improvements value	325000
Rates	5002.25

ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	1995
Exterior	Fiber Cement Board
Roof	Steel
EQ repairs	CLM/2011/133658

EDUCATION

Primary	Ararira Springs Primary
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (1), window treatments, clothesline, slimline dishwasher, electric oven, electric cooktop, extractor fan, fixed floor coverings, heated towel rail, heat pump (1) and remote (1), light fittings, range hood, smoke detector,

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

HOLLY SIDDONS

With a strong background in marketing and sales, Holly knows the value of building relationships, putting the client's needs first, ensuring customer satisfaction and most importantly working with integrity.

Holly brings over four years of real estate experience in the Selwyn property market, where she has successfully sold more than \$50 million worth of property. From two-bedroom units to large lifestyle blocks, her strategic mindset, strong communication skills, and deep understanding of the local area make her a trusted advisor for both buyers and sellers.

Known for her professional yet friendly approach, attention to detail, and commitment to achieving the best possible outcomes for her clients. Passionate about real estate and dedicated to delivering results, she consistently builds strong relationships and delivers exceptional service from start to finish.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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