

MCRAE & KNOWLER

PROPERTY BROCHURE

11 LANCELOT CLOSE, LINCOLN



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Deadline Sale, Wednesday 21st January, 3pm

SPACIOUS & PRIVATE WITH TWO MASTER SUITES!

 4  3  2  250 m²  907 m²

Located in the popular Rosemerryn Subdivision on a small Close, and a rear section, this home has a private feel while still being close to amenities. The floorplan offers an exceptional blend of space, comfort, and versatility – ideal for families, guests, or extended living arrangements.

At the heart of the property is a spacious open-plan kitchen, dining, and living area, complemented by the warmth and character of real wood flooring. Three sets of stacking doors, with one leading to an alfresco area, epitomise indoor/outdoor living. Comfort is assured year-round with a ducted heatpump alongside a cosy log burner for winter evenings. A separate lounge provides an additional living space, while the dedicated study is ideal for working from home.

This well-designed home features four generous bedrooms, including a rarity – two master suites! Every bedroom is thoughtfully appointed with its own walk-in wardrobe and sliding doors.

All three bathrooms are finished to a high standard with fully tiled showers, adding style and practicality, with both ensuite feature a bath.

Outside, the garden is perfect for those who love the outdoors, featuring a generous lawn area, large vegetable beds, an abundance of fruit trees, composting areas and log storage – ideal for sustainable living. There is also secure gated parking for a camper, boat or trailer.

Private, versatile, and beautifully appointed, this is a home that offers lifestyle flexibility in a sought-after Lincoln location.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	907 sqm
Floor area	250 sqm
Rateable value	1010000
Land value	420000
Improvements value	620000
Rates	5306.65

ENERGY

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

CONSTRUCTION

Exterior	Brick
Roof	Coloursteel

EDUCATION

Primary	Lincoln Primary School
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (1) and remotes (2), Window treatments, Clothesline, Dish drawers, Electric stove, Induction cooktop, Extractor fan, Fixed floor coverings, Heated towel rails (3), Ducted heat pump, Light fittings, Range hood, Security system, Smoke detectors, Water filter on sink



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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