

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

2 PETTICOAT LANE, DOYLESTON







# 2 PETTICOAT LANE, DOYLESTON

Enquiries Over \$449,000

## LOOKING FOR AN OPPORTUNITY?



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120 m<sup>2</sup>



2528 m<sup>2</sup>

Located in the Doyleston village within an easy commute of Lincoln and Rolleston and only minutes to the fully serviced township of Leeston finds this 2528m<sup>2</sup> section with a 1940s style weatherboard home that has been largely gutted by the current owner.

The house is connected to the town water and sewer system.

However with plans having changed through the vendors relocation the opportunity has become available for a new owner to either renovate the home or have it removed and create a small subdivision on the land of up to three sections.

If you fancy a project with some potential and upside this property is worthy of your consideration.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS







## LEGALS

Land area	2528 sqm
Floor area	120 sqm
Rateable value	500000
Land value	320000
Improvements value	180000

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## ENERGY

Windows	Wooden frames
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## CONSTRUCTION

Exterior	Weatherboard
Roof	Iron
EQ repairs	CLM/2010/072092

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## EDUCATION

Primary	Leeston School
Secondary	Ellesmere College



# 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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