

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

25 WESTFIELD AVENUE, TEMPLETON







# 25 WESTFIELD AVENUE, TEMPLETON

Deadline Sale, Closing 30th January at 12 pm

## TICKING ALL THE BOXES IN TEMPLETON



4



2



2



170 m<sup>2</sup>



666 m<sup>2</sup>

A well-proportioned four-bedroom home suited to first-home buyers or those looking to downsize without sacrificing space. Set on a 666sqm section in a quiet, established Templeton neighbourhood, this property offers practical living with features that add real value.

The layout is well considered, with three bedrooms and a bathroom located upstairs, along with a heat pump to keep the upper level comfortable year-round. Downstairs features a fourth bedroom with its own bathroom, making it ideal for guests, teenagers, or extended family. The home centres around a modern kitchen with a stone benchtop, positioned for easy everyday living and entertaining. Storage is well catered for throughout, and a separate laundry adds to the home's functionality. A light-filled conservatory provides an additional living space and opens out to two decks, offering flexible outdoor options throughout the day. Heating is well covered with a log burner downstairs, adding warmth and efficiency through the cooler months. The fully fenced section provides security for children and pets, with a gated front entry for added peace of mind. Completing the package is a large external garage with workshop space, ideal for storage, hobbies, or extra vehicles. A solid, comfortable home in a popular location, offering space, usability, and long-term appeal.

To be sold by Deadline Sale - all offers to be presented on or before 12 pm 30 Jan 2026 (unless sold prior)



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS





## LEGALS

Land area	666 sqm
Floor area	170 sqm
Tenure	Freehold
Rateable value	690,000
Land value	350,000
Improvements value	340,000
Rates	4,209.67
Council zone	Residential Suburban

## ENERGY

Heating	Heat Pump
Windows	Aluminum
Water heating	Gas

## CONSTRUCTION

Year built	1980
Exterior	Brick & Hardy Board
Roof	Iron
EQ repairs	CLM/2010/058596 & CLM/2011/244242

## EDUCATION

Early childhood	Templeton Nursery & Preschool, Kidsfirst Kindergartens Templeton
Primary	Templeton School
Secondary	Hornby High School

## CHATTELS

Window treatments, Clothesline, Dishwasher, Electric Oven with gas cooktop, Extractor fan (2), Fixed floor coverings, Garden shed (2), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors, TV brackets, Water filter system.



# NOTES

[illegible]





## 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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