

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

66 CLAUSEN AVENUE, LEESTON







# 66 CLAUSEN AVENUE, LEESTON

Deadline Sale, Closing 3rd February at 12.00 pm

## SPACIOUS FAMILY LIVING ON 799M<sup>2</sup>



3



2



2



170 m<sup>2</sup>



799 m<sup>2</sup>

Set within established gardens on a generous 799m<sup>2</sup> section, this home offers privacy, space, and a layout well suited to family living. The grounds are well-maintained and frame a three-bedroom residence presented to a consistently high standard throughout.

At the centre of the home is the open-plan kitchen, dining, and living area. Large windows and two sets of sliding doors fill the space with natural light and provide seamless access to a wrap-around concrete patio. A covered pergola extends the living outdoors, creating an ideal setting for entertaining or relaxed family time. The modern kitchen is anchored by a large island bench that offers both functionality and a natural gathering point, while a heat pump ensures year-round comfort. The master bedroom includes a walk-in wardrobe, a well-appointed tiled ensuite, and sliding door access to the pergola. Two further double bedrooms, each with built-in wardrobes, are serviced by a central family bathroom and a separate toilet with vanity. A carpeted double internal-access garage incorporates laundry facilities, adding everyday practicality. The garden is well set up with a garden shed, double gates for vehicle access, and additional side gates for flexibility. With a water filtration system and fully owned solar panels, this property delivers added efficiency alongside its practical design, making it a well-rounded family home offering space, comfort, and easy living.

To be sold by Deadline Sale – all offers to be presented on or before 12 pm 3rd of Feb 2026 (unless sold prior)



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS





## LEGALS

Land area	799 sqm
Floor area	170 sqm
Tenure	Freehold
Rateable value	660,000
Land value	270,000
Improvements value	390,000
Rates	4851.40
Council zone	Living XA

## ENERGY

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

## CONSTRUCTION

Year built	2017
Exterior	Brick
Roof	Steel/G-iron

## EDUCATION

Early childhood	Active Explorers Leeston, Children First Preschool, Leeston Playcentre
Primary	Leeston School
Secondary	Ellesmere College

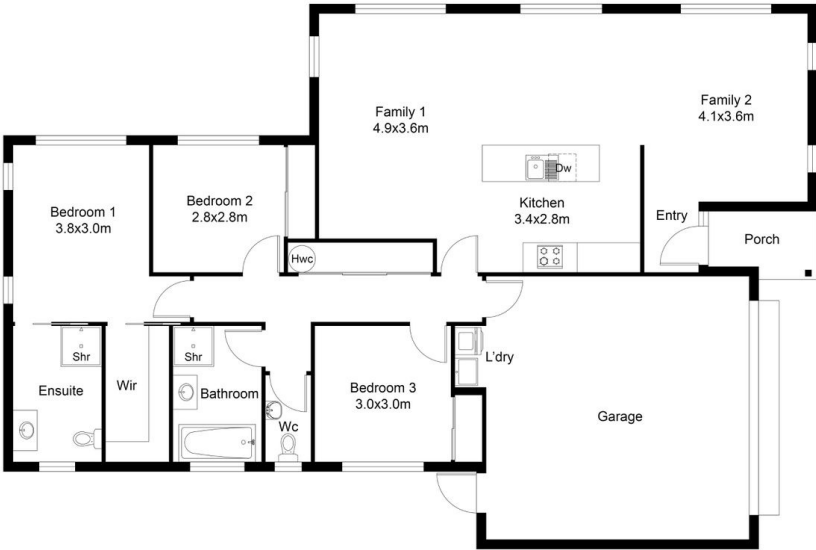
## CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Garden shed (1), Heated towel rails (2), Heat pump (1) and (1) remote, Light fittings, Range hood, TV bracket, Waste disposal, Solar Panels, Water filter.



# NOTES

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FLOOR PLAN





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



 [cameron@mkrealestate.co.nz](mailto:cameron@mkrealestate.co.nz)

 [mkrealestate.co.nz](https://mkrealestate.co.nz)

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