

MCRAE & KNOWLER

PROPERTY BROCHURE
12 LUNN CRESCENT, LEESTON



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Enquiries Over \$719,000

BETTER THAN BRAND NEW

 3  2  2  174 m²  664 m²

Positioned for maximum sun in a quiet location surrounded by quality new builds in Woodbury Estate this 174m² home constructed in 2024 offers real value.

The home has been thoughtfully positioned on the 664m² section to enable all parts of the kitchen, dining and living areas to have the benefit of natural light throughout the day with the easily accessed outdoor living area having a north and west aspect.

The three bedrooms are doubles with the larger master bedroom being serviced by an ensuite bathroom and a WIR. The centrally located main bathroom is well positioned to service the two other bedrooms plus there is plenty of off street parking both in the double garage attached and in the driveway.

The benefit of this virtually new home is the window furnishings and landscaping have been added by the vendors and with all that hard work done and money spent you can simply move in and enjoy.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	664 sqm
Floor area	174 sqm
Rateable value	67000
Land value	250000
Improvements value	420000

ENERGY

Insulation	Walls and Roof
Windows	Aluminum Double Glazing

CONSTRUCTION

Year built	2024
Exterior	Plaster
Roof	Iron

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, clothesline, dishwasher, electric oven, electric cooktop, extractor fan (2) bathroom, fixed floor coverings, heated towel rails (2), heat pumps (2) and remote (1), light fittings, range hood, smoke detector, dog kennel,



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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