

MCRAE & KNOWLER

PROPERTY BROCHURE

2 BROOK STREET, SOUTHBRIDGE



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Deadline Sale, Closing 11th February at 12.00 pm

HALF ACRE, ENDLESS OPPORTUNITY

 3  1  1  100 m²  2042 m²

2 Brook Street offers an entry-level opportunity for first-home buyers or renovators looking to secure a large parcel of land in a well-established setting. Built in the 1960s and offered to the market for the first time, the home sits on a generous 2042m² section, providing space, privacy, and scope for future plans.

Inside, the home features a combined kitchen and dining area with good bench and cupboard storage, along with built-in bench seating in the dining area that incorporates additional storage. Off the dining area is a single bedroom, currently set up as an office, complete with a built-in desk and wardrobe. A separate living room is positioned to take in views across the lawn and opens to a concrete patio through French doors. Heating is provided by both a heat pump and a log burner. The two additional bedrooms are doubles, each with built-in wardrobes, serviced by a central bathroom with a shower, a separate toilet, and a practical separate laundry with a double concrete trough. There is a single detached garage and additional lockable storage.

Outside, the section's size is the standout. The corner site is bordered by established trees, offering privacy and plenty of room for those wanting space to garden, extend, or explore development options.

To be sold by Deadline Sale – all offers to be presented on or before 12 pm, 11th of February 2026 (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	2042 sqm
Floor area	100 sqm
Tenure	Freehold
Rateable value	510,000
Land value	290,000
Improvements value	220,000
Rates	4093.65
Council zone	Living 1

ENERGY

Heating	Heat Pump
Insulation	Underfloor and Roof
Windows	Timber
Water heating	Electric

CONSTRUCTION

Year built	1962
Exterior	Summer Hill Stone & Weather Board
Roof	Iron

EDUCATION

Early childhood	Southbridge Playcentre, Children First Preschool
Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Window treatments, Clothesline, Electric Oven, Fixed floor coverings, Heat Pump and (1) remote, Light fittings, Smoke detectors

NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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