

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**  
2 BROOK STREET, SOUTHBRIDGE



# 2 BROOK STREET, SOUTHBRIDGE

Deadline Sale, Closing 11th February at 12.00 pm

## HALF ACRE, ENDLESS OPPORTUNITY



3



1

1



100 m<sup>2</sup>



2042 m<sup>2</sup>

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 2042m<sup>2</sup> 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

**CAMERON MCRAE**

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## LEGALS

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

## ENERGY

<b>Heating</b>	Heat Pump
<b>Insulation</b>	Underfloor and Roof
<b>Windows</b>	Timber
<b>Water heating</b>	Electric

## CONSTRUCTION

<b>Year built</b>	1962
<b>Exterior</b>	Summer Hill Stone & Weather Board
<b>Roof</b>	Iron

## EDUCATION

<b>Early childhood</b>	Southbridge Playcentre, Children First Preschool
<b>Primary</b>	Southbridge School
<b>Secondary</b>	Ellesmere College

## CHATTELS

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

## NOTES



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

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