

MCRAE & KNOWLER

PROPERTY BROCHURE
6 PALLADIO AVENUE, LEESTON



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Enquiries Over \$709,000

LOOK AT THE VALUE HERE!



3



2

2



155 m²



876 m²

Located in the popular Monticello development on its huge 876m² section this three bedroom home offers a fantastic opportunity to those looking to get on the property ladder or maybe even a sensible downsize option.

The modern three bedroom home constructed from permanent materials is set amongst other similar homes on a quiet street with a nearby reserve providing a semi rural feel. The layout of the home provides for an open plan kitchen/dining area with a separate living area which in turn leads to a west facing patio, two bathrooms one of which is ensuite off the master bedroom and the other centrally located to service the two other bedrooms and an attached double garage. Heating is by way of freestanding log burner ensuring a cosy home on the coldest of nights.

The section of close to a quarter acre has a couple of handy sheds for wood storage and garden implements and offers so many possibilities with its huge back yard being perfect for the busy young family having a genuine play space or could be a place for that extra garage or extensive vegie gardens for those with green fingers plus there is plenty of off street parking out front.

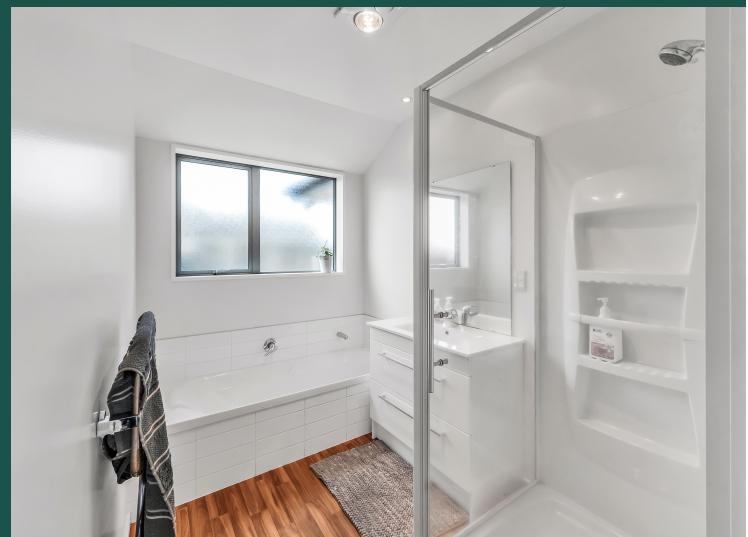


SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

STEPHAN KNOWLER

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LEGALS

Land area	876 sqm
Floor area	155 sqm
Rateable value	660000
Land value	270000
Improvements value	390000

ENERGY

Heating	Logburner
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2014
Exterior	Brick
Roof	Longrun

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (1) and remotes (2), Window treatments, Clothesline, Dishwasher, Electric stove, Electric Hob, Extractor fan (2) bathroom, Fixed floor coverings, Garden shed (1), Heated towel rails (2), Light fittings, Rangehood, Smoke detectors

NOTES



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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