

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

102 TAUHINU AVENUE, LINCOLN







# 102 TAUHINU AVENUE, LINCOLN

Deadline Sale, Closing 12th February at 3pm

## FAMILY FRIENDLY. SPACIOUS LIVING. CONVENIENT LOCATION.

 4  2  2  209 m<sup>2</sup>  583 m<sup>2</sup>

Location is the one thing you can't change – and this address delivers. Just a short stroll to the supermarket, cafés, restaurants and pharmacy, you'll enjoy the convenience of township living without being in the centre of town. The current owners have further enhanced the home with the addition of a Bowranda over the patio and spa pool, creating an inviting, sheltered outdoor entertaining space, and the carpet has been replaced throughout.

Positioned to capture all-day sun, the home's natural warmth is complemented by two heat pumps to ensure comfort in every season. The stylish, functional kitchen features quality Bosch appliances and engineered stone benchtops, overlooking the generously proportioned open-plan living and dining area. A separate lounge provides flexibility for hosting guests or simply giving the family extra space to spread out. Thoughtfully configured, the master suite and second bedroom are set apart from the third and fourth bedrooms, offering privacy for parents, with the option to still keep younger children close by. Excellent storage throughout ensures the practical boxes are well and truly ticked.

Zoned for the ever-popular Ararira Springs Primary and Lincoln High School, this is a location that supports both lifestyle and long-term value – making it a smart move for families looking to secure their future.

Deadline closing 12th February at 3pm.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS

HOLLY SIDDONS

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## LEGALS

Land area	583 sqm
Floor area	209 sqm
Rateable value	850000
Land value	370000
Improvements value	480000
Rates	4996.95

## ENERGY

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

## CONSTRUCTION

Year built	2015
Exterior	Brick & Linea
Roof	Coloursteel

## EDUCATION

Primary	Ararira Springs Primary
Secondary	Lincoln High School

## CHATTELS

Auto garage door opener (1) and remotes (2), Window treatments, Dishwasher, Electric oven and cooktop, Extractor fan, Fixed floor coverings, Garden shed, Heated towel rails (2), Heat pumps (2) and remotes (2), Light fittings, Range hood, Smoke detectors, TV brackets

Optional – spa pool & fridge



# NOTES

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal green lines across its entire width. The background is a solid off-white color, typical of standard notebook paper. There are no margins, text, or other markings present.





INTRODUCING

## HOLLY SIDDONS

With a strong background in marketing and sales, Holly knows the value of building relationships, putting the client's needs first, ensuring customer satisfaction and most importantly working with integrity.

Holly brings over four years of real estate experience in the Selwyn property market, where she has successfully sold more than \$50 million worth of property. From two-bedroom units to large lifestyle blocks, her strategic mindset, strong communication skills, and deep understanding of the local area make her a trusted advisor for both buyers and sellers.

Known for her professional yet friendly approach, attention to detail, and commitment to achieving the best possible outcomes for her clients. Passionate about real estate and dedicated to delivering results, she consistently builds strong relationships and delivers exceptional service from start to finish.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE



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