

MCRAE & KNOWLER

PROPERTY BROCHURE

114 WALES STREET, HALSWELL



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Deadline Sale, Closing Wednesday 18th February
at 2:00pm

FRESHLY UPDATED—PERFECTLY LOCATED

 4  2  2  160 m²  678 m²

Set in a well-established pocket of Halswell, this spacious four-bedroom family home has been thoughtfully updated, offering comfort, warmth, and easy everyday living. The home offers generous open living, with a galley-style kitchen, complete with a five-burner gas hob that connects seamlessly to the dining and main living area. A log burner adds warmth and atmosphere, while the adjoining conservatory provides a light-filled extension of the living space, ideal for family time or entertaining. Fresh interior paint gives the home a clean, refreshed feel throughout.

The bedrooms and bathrooms are well spread across two levels, offering flexibility for families. Downstairs features two good-sized bedrooms with double glazing, serviced by a bathroom and a separate toilet. Upstairs, two further sunny bedrooms enjoy elevated outlooks and are complemented by a newly renovated family bathroom, adding a modern touch and extra convenience.

Outside, a private deck and backyard create a great space to relax or entertain, with room for kids and pets to enjoy. A double garage with workshop space at the rear, along with additional off-street parking, rounds out the practical features.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	678 sqm
Floor area	160 sqm
Rateable value	700000
Land value	400000
Improvements value	300000
Rates	4260.82

ENERGY

Windows	Aluminum with partial Double Glazing
Water heating	Bottled Gas

CONSTRUCTION

Year built	1970
Exterior	Summerhill Stone
Roof	Iron

EDUCATION

Primary	Oaklands Te Kura o Ōwaka, Aidanfield Christian School,
Secondary	Hillmorton High School

CHATTELS

Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Cooktop, Extractor Fan, Fixed Floor Coverings, Heat Pumps (2) and 2 remotes, Light Fittings, Range Hood, Smoke Detectors, Garage Door Remotes (as is).

NOTES

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INTRODUCING

COURTNEY GOSNEY

With a strong background in sales, customer service, and management, Courtney brings strategic marketing expertise, excellent communication skills, and a results-driven approach to real estate. Her years of experience in leadership roles have honed her ability to connect with people, understand their needs, and deliver outstanding results.

Known for her down-to-earth style and commitment to making the process enjoyable, she ensures clients feel informed, supported, and confident every step of the way.

Whether buying, selling, or exploring options, Courtney is dedicated to achieving exceptional outcomes with a fresh and approachable perspective.

A true Canterbury local, she loves getting outdoors, exploring the city, and making the most of everything the region has to offer with her family. She understands the demands of busy lifestyles and goes the extra mile to help her clients reach their goals.

Backed by the trusted expertise of McRae and Knowler Real Estate, Courtney thrives on building connections and making real estate a seamless and rewarding experience.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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