

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

15 PETHIG PLACE, HALSWELL



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Enquiries Over \$639,000

## SMART RENOVATION, PRIME LOCATION

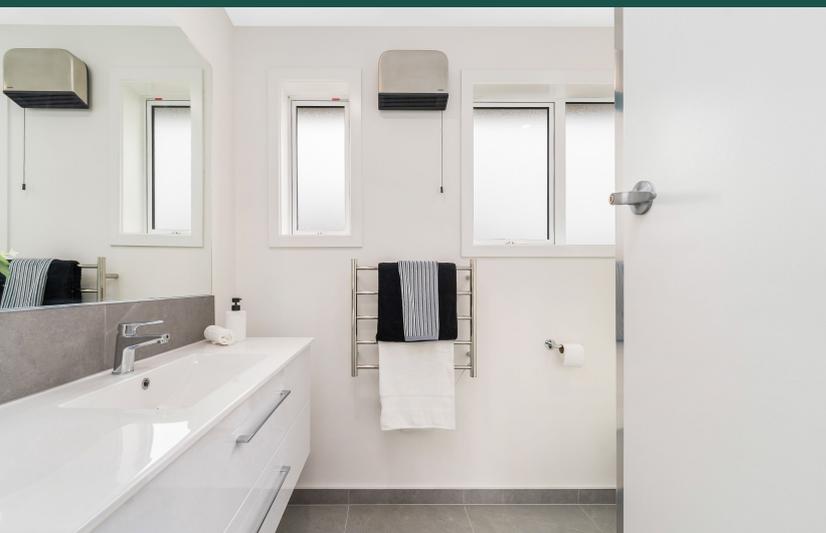
 3  1  100 m<sup>2</sup>  311 m<sup>2</sup>

Fully renovated and genuinely move-in ready, this Halswell home presents an outstanding opportunity for first-home buyers looking to step into a quality neighbourhood without taking on a project. Light, warm, and practical, the home features an open-plan kitchen, dining, and living area designed for everyday living. A large window floods the space with natural light, while the modern kitchen has been fully updated with new appliances and clean, functional finishes. A wide stacker slider connects the living area to a Kwila deck, creating a seamless indoor-outdoor flow to the low-maintenance grounds.

Three well-proportioned bedrooms are on offer: two with built-in wardrobes, and the third can accommodate a queen-sized bed despite not having a wardrobe. The centrally located bathroom has been renovated and includes an oversized shower, a heated towel rail, and a generous vanity. A large separate laundry provides excellent storage and functionality, with two full-length cupboards for added convenience. Practical upgrades throughout the home include aluminium double-glazed windows, new carpet and hard flooring, complete electrical rewiring with a new switchboard, and a central heat pump. A new roof was installed four years ago, along with roof-space insulation, damp-proof membrane, and underfloor insulation. Outside, the section has been landscaped for low maintenance, featuring a fresh lawn, a garden shed, and a large concrete pad for off-street parking. This is a thoughtful, well-executed renovation in a location that continues to perform, an ideal first home, a solid investment, or a comfortable downsizing option with nothing left to do.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	311 sqm
Floor area	100 sqm
Tenure	Freehold
Rateable value	600,000
Land value	460,000
Improvements value	140,000
Rates	3,716.75
Council zone	Residential

## ENERGY

Heating	Heat Pump
Insulation	Under Floor & Roof
Windows	Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	1970s
Exterior	Summer Hill Stone & Painted Weatherboard
Roof	Longrun
EQ repairs	CLM/2010/130009 & CLM/2011/105831

## EDUCATION

Early childhood	Kidsfirst Kindergartens Wales Street, BestStart Nottingham Avenue
Primary	Oaklands Te Kura o Owaka, Aidanfield Christian School
Secondary	Hillmorton High School

## CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fan (1), Fixed floor coverings, Garden shed (1), Heated towel rail (1), Heat pump (1) and (1) remote, Light fittings, Range hood.





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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