

MCRAE & KNOWLER

PROPERTY BROCHURE
26 TAUMUTU ROAD, SOUTHBRIDGE



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Deadline Sale, Closing 18th of February at 3pm

CHARMING COUNTRY COTTAGE WITH DEVELOPMENT POTENTIAL



3



1



2



116 m²



2023 m²

Smart home today, development potential tomorrow.

Set on a generous 2,023sqm section in the charming rural village of Southbridge, 26 Taumutu Road offers the perfect blend of modern comfort and space.

This newly renovated three-bedroom home has been refreshed for easy living while maintaining its character charm. Repainted, with updated flooring throughout, the home also benefits from a newly fitted kitchen and bathroom, DVS system, heatpump and new decks to the front and side.

Outside, the expansive grounds provide endless opportunity. The rear paddock is 825sqm (approx.) lending itself to potential subdivision (subject to council approval), or space to exercise animals. A separate double garage and wee sleepout add further flexibility and storage.

Whether you're looking for a move-in-ready home with room to grow or a smart investment with future upside, this Southbridge property delivers space, versatility, and opportunity in one impressive package.

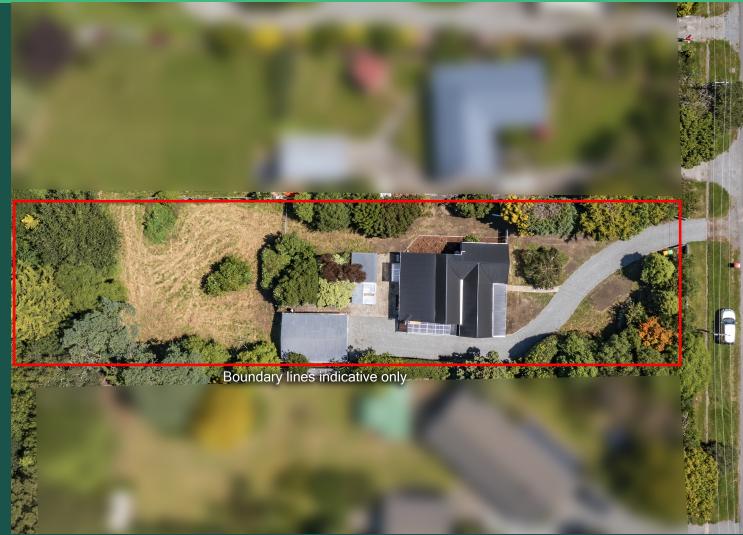


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REPORTS AND SALE
PARTICULARS

HOLLY SIDDONS

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LEGALS

Land area	2023 sqm
Floor area	116 sqm
Rates	4477.15

ENERGY

Heating	Heat Pump
Insulation	Roof
Windows	Aluminum
Water heating	Electric

CONSTRUCTION

Exterior	Weatherboard
Roof	Steel

EDUCATION

Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fan bathroom, Fixed floor coverings, Heat Pump (1) and remote (1), Light fittings, Range hood, Smoke detector, Ventilation system (DVS),

NOTES



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.



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A MARKET PRICE
UPDATE

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