

MCRAE & KNOWLER

PROPERTY BROCHURE
16A DUNSFORD CLOSE, HALSWELL



16A DUNSFORD CLOSE, HALSWELL

By Negotiation

EASY CARE, SOLID INVESTMENT



3



2

2



172 m²



433 m²

Located in a quiet cul-de-sac in sought-after Halswell, 16a Dunsford Close offers modern, low-maintenance living that suits first-home buyers, downsizers, and investors alike. This well-presented home features three bedrooms and two bathrooms, delivering a practical layout without compromising on comfort.

The main living area is light-filled and well-positioned to capture the sun, creating a warm and inviting space for everyday living. The updated kitchen is modern and functional, offering clean finishes and an efficient workspace for daily use. Set on a 433m² professionally landscaped section, the outdoor area is easy-care yet ideal for relaxing or entertaining. A heat pump provides year-round comfort, keeping the home warm in winter and cool throughout summer. A double garage plus two off-street parks add convenience, while the location places you close to local amenities, shops, and Christchurch city.

This is a smart, well-located property offering easy living in a popular Christchurch suburb.

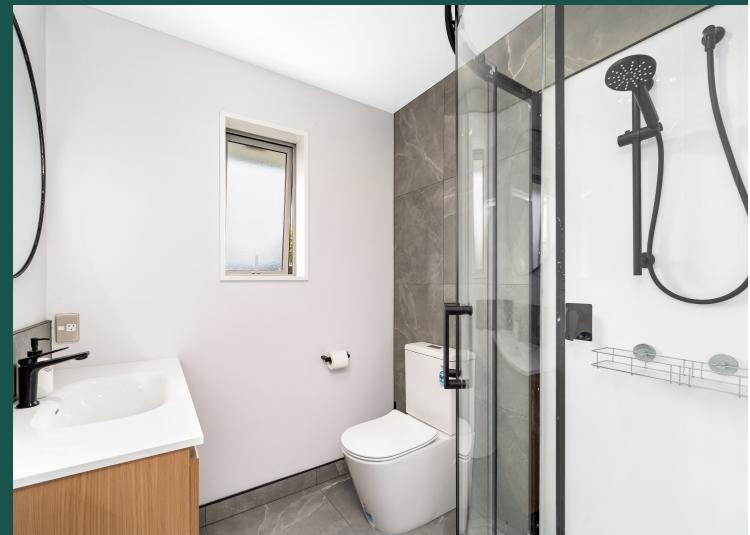


SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

CAMERON MCRAE

cameron@mkrealestate.co.nz

027 769 6696



LEGALS

Land area	433 sqm
Floor area	172 sqm
Tenure	Freehold
Rateable value	790,000
Land value	400,000
Improvements value	390,000
Rates	4750.45
Council zone	Residential Suburban

ENERGY

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

CONSTRUCTION

Year built	2009
Exterior	Brick
Roof	Steel/G-iron
EQ repairs	CLM/2011/054939

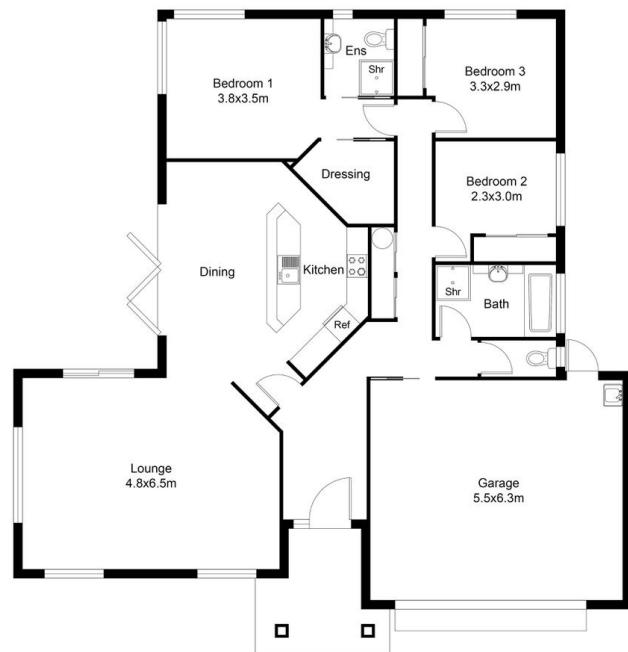
EDUCATION

Primary	Oaklands Te Kura O Owaka, Aidanfield Christian School
Secondary	Hillmorton High School

CHATTELS

Auto garage door opener (1) and (1) remote, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fan (2), Fixed floor coverings, Garden shed (2), Heated towel rail (1), Heat pump (1) and (1) remote, Light fittings, Range hood

NOTES



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FLOOR PLAN



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

 cameron@mkrealestate.co.nz

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