

MCRAE & KNOWLER

PROPERTY BROCHURE

769 TANCREDS ROAD, LINCOLN



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Deadline Sale Closing 12th March at 12 pm

ESTABLISHED LIFESTYLE, PRIME LOCATION

 4  1  2  200 m²  4.53 Hectares

Set on 4.53 hectares, this much-loved lifestyle property offers a warm, welcoming home complemented by a separate double garage and superb rural infrastructure. Thoughtfully updated and beautifully maintained, it delivers the perfect balance of comfort, functionality and space.

The recently updated kitchen is practical and stylish, featuring generous storage, a pantry, dishwasher, island breakfast bar and a 90cm oven, making it a pleasure for everyday living and hosting alike. A spacious living room with a wetback Woodsman fire provides year-round comfort, complemented by a large dining area. Sliding timber doors allow the living space to be closed off when desired, offering flexibility for families or guests.

Accommodation is well catered for with four generously sized double bedrooms, all with built-in wardrobes and the added comfort of double glazing. A large family bathroom, excellent linen storage and a well-appointed revamped laundry complete the interior.

Outside, the property is exceptionally well set up for livestock and equestrian use. Five paddocks can be hot-wired and are supported by a five-bay shed with power (including a lockable bay), cattle yards, a wash-down bay and a crush. A new 11,000-litre water tank adds further practicality. Mature pine shelterbelts provide privacy and protection, while established gardens, a vegetable patch and glasshouse will delight those keen to grow their own produce.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



boundary line indicative only

LEGALS

Land area	4.53 Hectares
Floor area	200 sqm
Tenure	Freehold
Rateable value	1,490,000
Land value	930,000
Improvements value	560,000
Rates	4551.90
Council zone	Inner Plains

ENERGY

Heating	Log Burner, Heat Pump
Insulation	Roof
Water heating	Gas

CONSTRUCTION

Year built	1975
Exterior	Brick
Roof	Tile

EDUCATION

Early childhood	Giggle and Scribbles Early Learning Centre, Kidsfirst Kindergartens Lincoln, Kidsfirst Kindergartens Lincoln
Primary	Broadfield School
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, 90cm Cooktop & Oven, Extractor fan, Fixed floor coverings, Heated towel rails (2), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors, TV brackets, Log burner, Spa



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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