

MCRAE & KNOWLER

PROPERTY BROCHURE

17 MAHOE STREET, TEMPLETON



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Deadline Sale (unless sold prior), Closing 2nd April at 4pm

AFFORDABLE FREEHOLD LIVING IN TEMPLETON

 3  1  1  121 m²  504 m²

Set behind a fully fenced yard for privacy and security, this tidy home offers comfortable living with a practical layout and a great outdoor space to enjoy.

Step inside to a generous living room that flows through to a light-filled dining area with a large window bringing in plenty of natural light. The kitchen is well-positioned with timber flooring, while an internal laundry adds everyday convenience.

The home offers three bedrooms plus a handy office nook, ideal for working from home, extra storage or a study area. A family bathroom is complemented by a separate toilet, making the layout practical for busy households.

Outside, the property features established landscaping and a concrete patio area perfect for relaxing or entertaining. A single detached garage at the rear completes the package.

A well-rounded home offering comfortable living and practical features, ready for its next owners to move in and make it their own.

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SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	504 sqm
Floor area	121 sqm
Tenure	Freehold
Rateable value	590000
Land value	330000
Improvements value	260000
Rates	3608.75

ENERGY

Heating	Heat Pump
Insulation	Roof
Windows	Timber
Water heating	Electric
Ventilation	Extractor Fans

CONSTRUCTION

Year built	1960
Exterior	Stucco
Roof	Tile

EDUCATION

Primary	Templeton School, St Bernadette's School
Secondary	Hornby High School

CHATTELS

Auto garage door opener (1) and 1 remote, Window treatments, Clothesline, Dishwasher, Electric oven, Induction cooktop, Extractor fan (1), Fixed floor coverings, Heated towel rail (1), Heat pump (1) and 1 remote, Light fittings, Range hood, Smoke detectors (4), 1 TV bracket, Ventilation system (HRV),



INTRODUCING

TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

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 mkrealestate.co.nz

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