

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

8 THORNABY CLOSE, BURNSIDE



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Deadline Sale, Closing 15th April at 4pm (unless sold prior)

# YOUR SEARCH FOR THE PERFECT HOME IS OVER

 3  2  2  186 m<sup>2</sup>  507 m<sup>2</sup>

Located at the end of a quiet cul de sac this much loved and meticulously maintained permanent material home with immediate street appeal presents a rare opportunity for you to secure a peaceful haven away from the hustle and bustle of everyday life in the popular suburb of Burnside. Featuring attractive and easy family living which is centered around the spacious and practical kitchen with adjoining dining and living areas with easy access large patio and private back yard this thoughtfully designed house really does feel like the home you have been searching for.

If the family wishes to spread out there is a large separate formal lounge and when you add to this three genuine double bedrooms, two bathrooms (including the ensuite off the master bedroom), three toilets, a formal entranceway and an oversized double garage you have the complete package. Heating is by way of heat pump and the house is fully double glazed making for a comfortable environment all year round.

Being in the heart of Burnside this property is zoned for Burnside High School and Cobham Intermediate making this property an excellent family proposition. An added plus for this property is the adjoining Nepal Reserve which offers recreational activities with excellent walking trails in abundance. With so many attractive attributes we recommend viewing this property at your earliest convenience.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	507 sqm
Floor area	186 sqm
Tenure	Freehold
Rateable value	1010000
Land value	485000
Improvements value	525000
Rates	5566.51

## ENERGY

Heating	Heat Pump, Underfloor Heating, Kitchen & Bathroom Panel Heaters
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	2000
Exterior	Brick
Roof	Iron

## EDUCATION

Primary	Te Ara Maurea Roydvale School
Secondary	Burnside High School

## CHATTELS

Auto garage door opener (1) and (1) remote, Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, Extractor fans (2) bathroom, Fixed floor coverings, Heated towel rails (2), Heat pump (1) and 1 remote, Light fittings, Range hood, Smoke detectors, Waste disposal





## INTRODUCING

# STEPHAN KNOWLER

Stephan commenced selling real estate in the Selwyn District in 2004. With his experience and down-to-earth, practical advice, which is increasingly rare, he offers a valuable service. Holding an AREINZ National Diploma and Branch Manager Qualifications, Stephan is not only a hard-working agent but also a highly qualified one. As enthusiastic as ever, he has extensive experience in all aspects of real estate, including residential, lifestyle, rural, and the development and sale of large subdivisions. Over his many years in the industry, he has handled a wide range of transactions.

Whether you're selling a small cottage or a large rural property, you can expect a stress-free experience and a great outcome with minimal fuss. Having bought and sold numerous properties himself, Stephan understands the perspective of both vendors and purchasers, and he treats everyone with the respect he himself would expect. Growing up in the deep south of Western Southland, he retains a deep love for the land and currently lives on a 13-hectare property in the Irwell district.

When not working, Stephan enjoys spending time with his wife Leonie and their three daughters, Georgia, Matilda, and Jemima. He also loves exploring the great outdoors, with hobbies including fishing, hunting, diving, and boating.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE

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