

MCRAE & KNOWLER

PROPERTY BROCHURE

7 BRIDGE STREET, SOUTHBRIDGE



7 BRIDGE STREET, SOUTHBRIDGE

Asking Price \$825,000

AN IDYLIC LIFESTYLE AWAITS!

 4  2  2  209 m²  2061 m²

Constructed in 2009 from permanent materials, the home comprises of four double bedrooms with two bathrooms one of which is ensuite off the master bedroom which also offers a walk in robe. A spacious country style kitchen with ample storage and bench space with dining area and family space adjoining which in turn leads to a large north facing patio which includes a spa pool and plenty of scope for outdoor dining and entertaining.

For ease of family living there is also a large separate lounge which also provides access to the outdoor area and views out over the extensive lawn and garden area. The home also features a large attached double garage and there is plenty of off street parking on offer for the growing family and its vehicles. This naturally light and bright home is positioned for all day sun and is heated by way of free standing log burner and also comes with a built in ventilation system for all year round comfort.

Outdoors the sweeping lawns will provide plenty of opportunities for back yard sports and there is a separate access for vehicles for those that might want to add a separate garage or workshop plus there is plenty of room for utilities and a decent garden shed for mowers and garden tools. There is even a ride on lawn mower that comes with the property.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	2061 sqm
Floor area	209 sqm
Tenure	Freehold
Rateable value	770000
Land value	290000
Improvements value	480000
Rates	4658.95

ENERGY

Heating	Fireplace
Insulation	Walls and Rood (not in garage roof)
Windows	Aluminum Double Glazing
Water heating	Electric
Ventilation	Ventilation system

CONSTRUCTION

Year built	2009
Exterior	Brick
Roof	Iron

EDUCATION

Early childhood	Southbridge Playcentre, Children First Preschool, Active Explorers Leeston
Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener, Window treatments, Clothesline, Dishwasher, Electric oven, Gas hob, 2x Extractor fans, Fixed floor coverings, 1x Garden shed, 2x Heated towel rails, Light fittings, Range hood, Ventilation system, Waste disposal, John Deere ride on lawn mower, Spa pool, Gutter Guard,



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

 stephan@mkrealestate.co.nz

 mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008