

MCRAE & KNOWLER

PROPERTY BROCHURE

30 CHAPMAN STREET, LEESTON



30

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\$675,000

PACKED WITH APPEAL

 3  1  2  170 m²  602 m²

Tucked away behind established gardens, this home feels private, peaceful, and just a little bit special, the kind of place you don't come across every day. Perfect for first-home buyers or young families looking for something with a bit of heart.

Inside, the open-plan kitchen, dining and living area is the real hub of the home, easy, practical and great for everyday living. French doors open out to a sunny patio and lawn, making it ideal for BBQs, kids, or simply relaxing at the end of the day. With a pellet fire, heat pump and HRV, you'll be comfortable no matter the season.

A second separate lounge provides extra space for a media room, kids' zone, or quiet escape. All three bedrooms are well set up with built-in wardrobes, and the master enjoys Jack-and-Jill access to the main bathroom, complete with a tiled shower and bath. A separate toilet and dedicated laundry keep things running smoothly.

Set on a generous section with a double internal-access garage, plenty of storage throughout, and a garden shed, this home is easy to live in and easy to love.

If you're after something a little different, with space, privacy and a great feel, this could be the one.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

| | |
|--------------------|-----------|
| Land area | 602 sqm |
| Floor area | 170 sqm |
| Tenure | Freehold |
| Rateable value | \$610,000 |
| Land value | \$240,000 |
| Improvements value | \$370,000 |
| Rates | \$4456.55 |
| Council zone | Living 1 |

ENERGY

| | |
|---------------|-------------------------|
| Heating | Heat Pump & Pellet Fire |
| Insulation | Walls and Roof |
| Windows | Double Glazing |
| Water heating | Gas |

CONSTRUCTION

| | |
|------------|-----------------|
| Year built | 2005 |
| Exterior | Brick |
| Roof | Steel/G-iron |
| EQ repairs | CLM/2010/121744 |

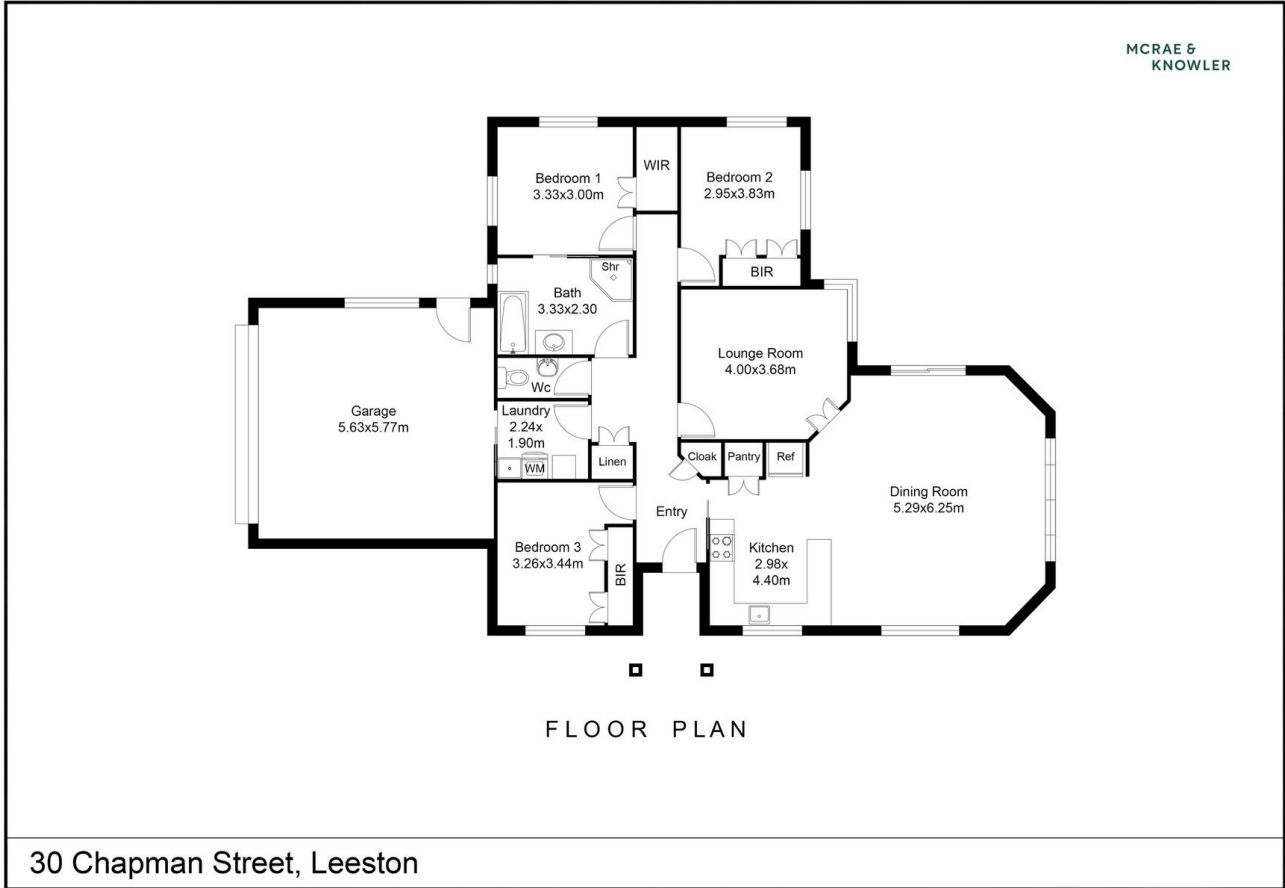
EDUCATION

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

CHATTELS

Auto garage door opener (1) and (2) remotes, Clothesline, Dishwasher, Electric oven, Gas cooktop, Extractor fan (1), Garden shed (1), Heated towel rail (1), Heat pump (1) and (1) remote, Light fittings, Range hood, Pellet Fire, HRV

NOTES





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

 mkrealestate.co.nz

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