

MCRAE & KNOWLER

PROPERTY BROCHURE

25 ASHGROVE COURT, LINCOLN



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Enquiries Over \$910,000

FAMILY HOME IN SOUGHT AFTER LOCATION

 4  2  2  240 m²  765 m²

Positioned at the end of a quiet cul de sac within walking distance of the Lincoln town centre this spacious and private 240m² family home on an established 765m² section bounding the Ashgrove Reserve offers a unique chance to secure a family home the likes of which are becoming increasingly hard to find.

The home with its inviting entranceway offers a large and practical kitchen being the natural hub of the home with its adjoining dining/living area which has easy access to the separate lounge, four genuine double bedrooms that are served by two bathrooms one of which is ensuite off the master. The sun filled patio and tranquil backyard are easily accessed from the primary family area and separate lounge making for genuine outdoor dining and entertaining options. Heating is by way of gas fire and heat pump providing several heating options to ensure a warm home in the coldest of winters.

With a home of this size you will also appreciate loads of storage and a proper double garage attached providing for all the necessities of a busy family. Add to this the opportunity to have ample off street parking and a secure backyard with mature shelter and a there is even a glass house and vegie garden area for the gardener making for an all round family environment the current owners have enjoyed for the last 10 years.

This property is available for immediate possession and offers great value for those looking for a home that ticks all boxes for you and your family.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	765 sqm
Floor area	240 sqm
Tenure	Freehold
Rateable value	900000
Land value	430000
Improvements value	470000

ENERGY

Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Gas & Electric

CONSTRUCTION

Year built	2005
Exterior	Brick
Roof	Concrete Tile

EDUCATION

Primary	Ararira Springs Primary
Secondary	Lincoln High School

CHATTELS

Auto garage door opener, Window treatments, Clothesline, Dishwasher, Electric oven, Cooktop, 2 Extractor fans, Fixed floor coverings, 2 Heated towel rails, Range hood, Smoke detectors,



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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