

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

11 KAIWARA STREET, HOON HAY



# 11 KAIWARA STREET, HOON HAY

Deadline Sale, Closing 19th May at 12 pm

## HIDDEN AWAY ON 888M<sup>2</sup>

 3  1  2  100 m<sup>2</sup>  888 m<sup>2</sup>

Privately positioned on a generous 888m<sup>2</sup> rear section in sought-after Hoon Hay, this beautifully renovated 1960s home captures Port Hills views and offers space, privacy, and an exceptional opportunity for first-home buyers, families, and investors alike.

Step inside and discover a seamless blend of timeless character and modern comfort. The beautifully appointed open-plan kitchen and dining area showcases a brand-new kitchen complete with quality appliances & heat pump, while stacker windows and French doors draw the outdoors in, opening onto a generous raised deck and expansive gardens, the perfect setting for entertaining or unwinding with family. Spacious and welcoming, the lounge is filled with morning sun through a large window, while original crown mouldings and a striking log burner add warmth and character. Three comfortable bedrooms provide excellent accommodation, including a well-appointed master with a built-in wardrobe and deep drawers. A stylish family bathroom, separate laundry and additional toilet add everyday practicality, while fresh paint, updated flooring and LED lighting throughout much of the home ensure much of the hard work has been done. Outside, the appeal continues with a fully fenced, private backyard, generous lawn areas, mature gardens, a double-detached garage, and abundant off-street parking. Located within the sought-after Cashmere High School zone and close to parks, walking and biking tracks, the Pioneer Recreation Centre, and convenient CBD access, this home delivers an enviable lifestyle in a highly desirable location.

To be sold by deadline sale closing on the 19th of May at 12 pm (unless sold prior)



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	888 sqm
Floor area	100 sqm
Tenure	Freehold
Rateable value	\$770,000
Land value	\$435,000
Improvements value	\$335,000
Rates	4478.42
Council zone	Residential

## ENERGY

Heating	Heat Pump & Log Burner
Windows	Timber
Water heating	Electric

## CONSTRUCTION

Year built	1960
Exterior	Weatherboard
Roof	Coloursteel
EQ repairs	CLM/2010/030153, CLM/2011/038212

## EDUCATION

Early childhood	Cashmere Early Learning Centre, BestStart Pioneer
Primary	Hoon Hay Te Kura Koaka, Our Lady of the Assumption School
Secondary	Cashmere High School

## CHATTELS

Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fan (1), Fixed floor coverings, Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors





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

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