

MCRAE & KNOWLER

PROPERTY BROCHURE

40 CRAIG THOMPSON DRIVE, LINCOLN



40

40 CRAIG THOMPSON DRIVE, LINCOLN

Deadline Sale, Closing 20th May 2026 at 12 pm

 4  2  2  202 m²  640 m²

At its centre, the open-plan kitchen, dining, and living area creates a generous, well-connected space suited to both everyday living and entertaining. A heat pump in the living area ensures year-round comfort, while the HRV system helps maintain a warm, dry, and healthy environment throughout the home. The kitchen is well-appointed, centred around a 90cm induction cooktop and supported by a generous butler's pantry with its own sink and ample storage. Large sliders, including a triple stacker open to the outdoor areas, where a large deck and separate patio offer an easy extension of the living space. A second lounge, tucked behind cavity sliders, provides a flexible, separate space, ideal as a media room, quiet retreat, or somewhere to close off when needed. Accommodation includes four genuine double bedrooms, all with built-in wardrobes. Positioned at the rear of the home, the master features a walk-in wardrobe, a stylish ensuite with tiled flooring and quality finishes, and a sliding door opening to the patio. One of the additional bedrooms also enjoys its own sliding door access to the patio. The main bathroom continues the same considered design, with tiled flooring, while the separate toilet with its own vanity adds extra convenience. A dedicated laundry space is neatly integrated into the double internal access garage, rounding out the home's functional layout. Outdoors, the 640sqm fully fenced section offers space, with established, easy-care landscaping already in place. Positioned just minutes from Lincoln Primary School and Lincoln High School, the location ties it all together, convenient, family-friendly, and consistently in demand. To be sold by Deadline Sale, closing 20th of May 2026 (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	640 sqm
Floor area	202 sqm
Tenure	Freehold
Rateable value	\$870,000
Land value	\$360,000
Improvements value	\$510,000
Rates	\$5402.45
Council zone	Living Z

ENERGY

Heating	Heat Pump, HRV System
Insulation	Walls and Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2018
Exterior	Linea
Roof	Steel/G-iron

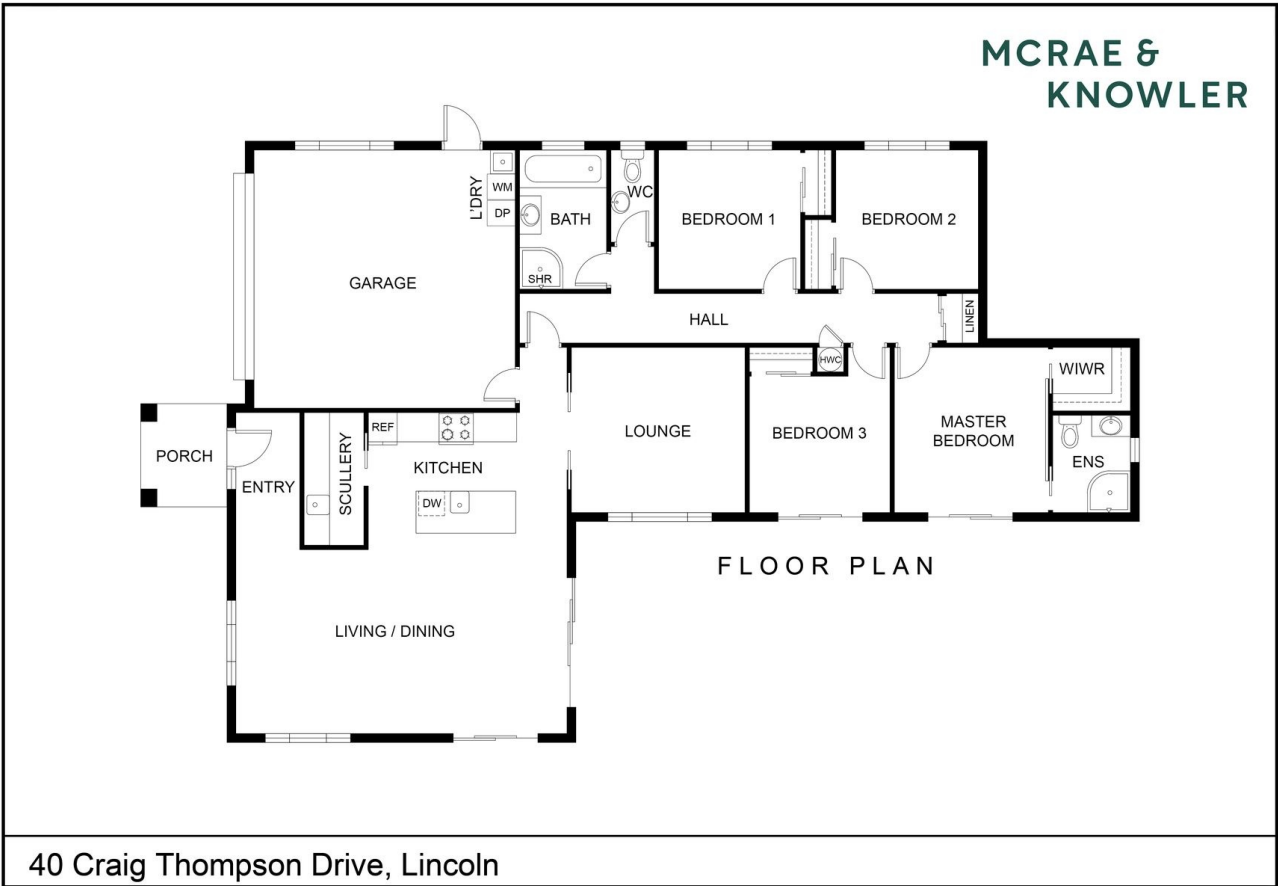
EDUCATION

Early childhood	Learning Curves Montessori Lincoln, Kidsfirst Kindergartens Lincoln
Primary	Lincoln Primary School
Secondary	Lincoln High School

CHATTELS

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

NOTES



40 Craig Thompson Drive, Lincoln



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

Powered by Ownly Ltd. Licensed REAA 2008