

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

11 LUNN CRESCENT, LEESTON



# 11 LUNN CRESCENT, LEESTON

Enquiries Over \$839,000

## PICTURE PERFECT

 4  2  3  215 m<sup>2</sup>  650 m<sup>2</sup>

Located on quiet Lunn Crescent in the charming town of Leeston which is an easy commute to Lincoln and Rolleston finds this as new four bedroom home which offers great value for anyone looking for a genuine family option in a quiet location within walking distance of the town centre.

Built in 2023 and offering great street appeal with its Linea cladding this home has it all and there truly is space for the whole family. Set for sun the stylish kitchen with its quality appliances and butlers pantry adjoins the family dining/living area which in turn opens out onto an expansive patio accessed by stacker doors allowing for easy indoor/outdoor living.

Beyond the family living space is the separate lounge which allows the family to spread out when required and having a comprehensive ducted heat pump system throughout you have an even temperature even in the coldest of winters. The bedrooms are all doubles and well serviced by the two bathrooms one of which is ensuite off the master which also has a WIR plus there is plenty of extra storage throughout the home.

If you need extra car storage there is a big triple garage with drive through access to a large concrete pad which is suitable for a trailer or another vehicle and the 650m<sup>2</sup> section is thoughtfully landscaped plus there is a super sized garden shed for all your implements and lawnmower.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

|                    |          |
|--------------------|----------|
| Land area          | 650 sqm  |
| Floor area         | 215 sqm  |
| Tenure             | Freehold |
| Rateable value     | 800000   |
| Land value         | 250000   |
| Improvements value | 550000   |

## ENERGY

|               |                         |
|---------------|-------------------------|
| Heating       | Ducted Heap Pump        |
| Insulation    | Walls and Roof          |
| Windows       | Aluminum Double Glazing |
| Water heating | Electric                |

## CONSTRUCTION

|            |                  |
|------------|------------------|
| Year built | 2023             |
| Exterior   | Linea            |
| Roof       | Longrun          |
| EQ repairs | Post Quake Build |

## EDUCATION

|           |                   |
|-----------|-------------------|
| Primary   | Leeston School    |
| Secondary | Ellesmere College |

## CHATTELS

Auto garage door opener (3) and (6) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Garden shed (1), Heated towel rails (2), Ducted heat pump system, Light fittings, Range hood, Unmonitored security system, Smoke detectors, TV bracket (1),





## 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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