

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

22 EVEREST WAY, SPRINGSTON



# 22 EVEREST WAY, SPRINGSTON

Deadline Sale 4th June at 3pm (Unless sold prior)

## PRIVATE & PRISTINE

 4  2  2  235 m<sup>2</sup>  881 m<sup>2</sup>

Nestled on a quiet back section in the desirable community of Springston, this inviting home offers a peaceful retreat from the hustle and bustle. Enjoy small country living, with the convenience of Lincoln and Rolleston just minutes away.

The home has been meticulously maintained both inside and out, which reflects in its welcoming atmosphere. A large open plan living area with a well-appointed kitchen, separate lounge with log burner, 4 good-sized bedrooms, including a Master with walk-in wardrobe & ensuite, a family bathroom with separate WC and a separate laundry make it perfect for family living.

Indoor/outdoor flow seamlessly blends, offering 3 separate patio areas, including an al fresco dining area that captures the evening sun. Olive trees, grape vines and a large, raised veggie bed invite you to make the most of this 881sqm (approx) section. Irrigation will help with your growing year-round too. The double garage is complemented by ample off-street parking for a boat, camper - or both!

Don't miss your opportunity to make your home in this wonderful community.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	881 sqm
Floor area	235 sqm
Tenure	Freehold
Rateable value	895,000
Land value	350,000
Improvements value	545,000
Rates	5384.10

## ENERGY

Heating	Heat Pumps and Panel Heater
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Gas
Ventilation	Extractor Fan

## CONSTRUCTION

Year built	2011
Exterior	Brick
Roof	Coloursteel

## EDUCATION

Primary	Springston School
Secondary	Lincoln High School

## CHATTELS

1x Auto garage door opener and 2x remotes, Window treatments, Clothesline, Dishwasher, Gas hob, Extractor fan, Fixed floor coverings, Garden shed, 2x Heated towel rails, 2x Heat pumps and 2x remotes, Light fittings, Range hood, Smoke detectors, TV Brackets, Panel heater





INTRODUCING

## HOLLY SIDDONS

With a strong background in marketing and sales, Holly knows the value of building relationships, putting the client's needs first, ensuring customer satisfaction and most importantly working with integrity.

Holly brings over four years of real estate experience in the Selwyn property market, where she has successfully sold more than \$50 million worth of property. From two-bedroom units to large lifestyle blocks, her strategic mindset, strong communication skills, and deep understanding of the local area make her a trusted advisor for both buyers and sellers.

Known for her professional yet friendly approach, attention to detail, and commitment to achieving the best possible outcomes for her clients. Passionate about real estate and dedicated to delivering results, she consistently builds strong relationships and delivers exceptional service from start to finish.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE

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