

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

30E WOODVILLE STREET, LEESTON



# 30E WOODVILLE STREET, LEESTON

Enquiries Over \$789,000

## SO STYLISH YET SO AFFORDABLE!

 3  2  3  191 m<sup>2</sup>  813 m<sup>2</sup>

Set on a quiet lane on the outskirts of popular Leeston, this brand-new 191m<sup>2</sup> home sits on a fully fenced 813m<sup>2</sup> section (incl. share of access). Stylish and well designed, it offers three double bedrooms, including a spacious master with ensuite and walk-in robe, plus a family bathroom.

The modern kitchen features quality appliances, ample storage, and a large butler's pantry, flowing through to open-plan dining and living with great indoor-outdoor flow to the patio.

Comfort is assured with two heat pumps, underfloor heating in the kitchen and dining, and excellent sun positioning. Additional features include a separate laundry, generous storage, triple garage with insulated doors and attic ladder, plus plenty of off-street parking.

Outside, the property is fully finished with hydroseeded lawns, utility area, clothesline, and letterbox.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	813 sqm
Floor area	191 sqm
Tenure	Freehold

## ENERGY

Heating	Heat Pumps
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	2026
Exterior	Linea
Roof	Longrun

## EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

## CHATTELS

2 Auto garage door openers and 4 remotes, Dishwasher, Electric oven and cooktop, 2 Extractor fans, Fixed floor coverings, 2 Heated towel rails, 2 Heat pumps and 2 remotes, Light fittings, Range hood, Smoke detectors, Attic ladder, Underfloor heating





## 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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