

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

60 WAIKIRIKIRI AVENUE, LINCOLN



# 60 WAIKIRIKIRI AVENUE, LINCOLN

Deadline Sale, Closing 10 June at 3pm

## IMPECCABLY FINISHED FAMILY LIVING

 4  2  2  254 m<sup>2</sup>  693 m<sup>2</sup>

Immaculately presented, with views of the Port Hills, this contemporary four-bedroom family home is sure to tick your boxes.

Enter the light and bright dining and lounge spaces, while the kitchen stands proud at the centre with its clean lines, generous storage, stone benchtops and a walk-in pantry. There's even a serving window connecting the kitchen to the alfresco area, making it the perfect entertaining set up. With its high ceilings it gives the feel of luxury - It's the kind of space that makes hosting a breeze and weeknights just as easy. A separate lounge further adds to the flexibility of this space.

The master suite is complete with a walk-through wardrobe and ensuite. Dual aspect sliding doors to the patio fill the room with light. The remaining three bedrooms are all spacious with double sliding robes. Both bathrooms have been finished with care, with beautiful feature tiling and black finishings. A separate laundry and carpeted garage complete the home. You will be kept warm with the zoned, ducted heating and HRV System.

Being on a corner section gives the outdoor space a more open feel with far reaching views. A combination of easy-care landscaping, grass, decking and patio spaces provides versatility. An extended roofline adds that luxury feel over a large deck for summer barbecues. Everything about this home has been carefully considered and executed to a high standard.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

|                    |           |
|--------------------|-----------|
| Land area          | 693 sqm   |
| Floor area         | 254 sqm   |
| Tenure             | Freehold  |
| Rateable value     | 1,060,000 |
| Land value         | 410,000   |
| Improvements value | 650,000   |
| Rates              | 5208.20   |

## ENERGY

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

## CONSTRUCTION

|            |                     |
|------------|---------------------|
| Year built | 2024                |
| Exterior   | Roughcast and Cedar |
| Roof       | Coloursteel         |
| EQ repairs | Post Quake Build    |

## EDUCATION

|           |                         |
|-----------|-------------------------|
| Primary   | Ararira Springs Primary |
| Secondary | Lincoln High School     |

## CHATTELS

1 Auto garage door opener and 2 remotes, Window treatments, Dishwasher, Electric oven, Induction cooktop, Bathroom extractor fan, Fixed floor coverings, 2 Heated towel rails, Ducted heat pump, Light fittings, Range hood, Smoke detectors, TV brackets, HRV ventilation system, Built in microwave,





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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