

MCRAE & KNOWLER

PROPERTY BROCHURE

21 MONTAGUE STREET, ISLINGTON



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Deadline Sale, Closing June 16th at 4pm

PACKED WITH POTENTIAL

 3  1  92 m²  612 m²

Positioned for sun on quiet Montague Street handy to all the amenities Hornby has to offer finds this much loved three bedroom home that has not come to the market in 27 years.

Perfect for the first home buyer this three bedroom brick clad home offers a galley style kitchen with adjoining dining area and a cosy living area that opens out onto a north facing deck. Add to this a centrally located bathroom, separate toilet and a laundry and you have all the ingredients for easy living. The home is heated by a freestanding log burner and also comes with an HRV system that will ensure the house is warm on the coldest of Christchurch nights.

Outdoors the 612m² section is nicely landscaped with just the right amount of lawn plus there is a carport and several small sheds for storage. There is also an inground pool that hasn't been used recently but with some basic maintenance will see hours of entertainment for the children and their friends over the summer.

NB-there is also a solar system that will off set your electricity costs and also charges a battery that can be called upon in times of power outages. This system is on a rent to own plan which can be passed to the new owner or removed by the vendor.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	612 sqm
Floor area	92 sqm
Tenure	Freehold
Rateable value	\$ 620,000
Land value	\$ 325,000
Improvements value	\$ 295,000
Rates	\$ 3,771.15

ENERGY

Heating	Log Burner
Windows	Aluminum

CONSTRUCTION

Year built	1960
Exterior	Brick
Roof	Longrun

EDUCATION

Primary	Hornby Primary School, St Bernadette's School
Secondary	Hornby High School

CHATTELS

Window treatments, Clothesline, Hob/cooktop, Fixed floor coverings, Garden shed, Light fittings, Rage hood, Log burner, Solar panels



STEPHAN KNOWLER & TANYA MARILLIER

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.

Having firmly established herself as a trusted local expert in Selwyn's real estate market, Tanya understands that buying or selling a home isn't just a transaction—it's a journey. With eight years of experience and over \$100 million in real estate sales, she brings passion, expertise, and meticulous attention to detail to every client and customer she works with. Tanya's top priority is always her clients. She takes the time to listen, understand their needs, and tailor her approach to ensure the best possible outcome. "One-size-fits-all" Real Estate is not an ethos she believes in. Her goal is to make the process smooth, stress-free, and even enjoyable. What truly sets Tanya apart is her commitment to delivering exceptional service beyond just the sale.

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