

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

12 CARSTON STREET, LEESTON



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Enquiries Over \$499,000

## LOOKING TO GET ON THE PROPERTY LADDER?

 2  1  1  110 m<sup>2</sup>  608 m<sup>2</sup>

Positioned at the end of a quiet street with a park adjoining, this property offers a very affordable option for those looking to leave renting behind and make this home their own.

This west-facing, Summerhill stone-clad home is set for the sun and offers a practical open-plan kitchen, dining and living area, which is heated by a freestanding log burner, ensuring comfort and warmth throughout, even in the middle of winter. Plus, there is a "Chippie" fire (which heats the water via a wetback) for extra warmth.

The two bedrooms are genuine doubles, and there is a large sunroom that offers a multitude of options, including a home office if you work from home, a hobbies room, or even a second living space for the children.

Add to this a centrally located bathroom, an attached single garage, and a covered porch for boots and coats, and you have everything you might need in a first home.

Outdoors, the freehold 608sqm section features mature plantings and shelter for privacy, and there is room for a few chickens and a vegetable garden.

This property is available for immediate possession and has been priced to sell, so early viewing is recommended.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



Boundary line indicative only

## LEGALS

Land area	608 sqm
Floor area	110 sqm
Tenure	Freehold
Rateable value	475000
Land value	240000
Improvements value	235000

## ENERGY

Heating	Logburner
Insulation	Walls
Water heating	Electric

## CONSTRUCTION

Year built	1975
Exterior	Summerhill Stone
Roof	Longrun

## EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

## CHATTELS

Window treatments, Clothesline, Electric oven, Fixed floor coverings, Light fittings, Chipper in the kitchen on wetback





## 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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