

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

22 GREENSLADE DRIVE, LINCOLN



# 22 GREENSLADE DRIVE, LINCOLN

Enquiries Over \$1,065,000

## PREMIUM NEW BUILD WITH TRIPLE-CAR GARAGING

 4  2  3  226 m<sup>2</sup>  673 m<sup>2</sup>

There's a noticeable difference in a home where every detail has been carefully considered, showcasing exceptional modern design, quality craftsmanship, and a cohesive style throughout. Thoughtfully designed with both form and function in mind, carefully selected finishes create a consistent sense of quality across every space. The well-planned layout offers a welcoming entrance, separate lounge, and central open-plan living. The expansive kitchen, dining, and living area is beautifully finished with elegant curved-edge stone benchtops, a feature side panel, premium 90cm induction cooktop, and a concealed pantry. Sun-filled living flows effortlessly to an impressive kwila deck overlooking landscaped gardens and spacious lawns, creating an ideal setting for entertaining. A separate second lounge provides additional versatility and a peaceful retreat. Privately positioned at the rear, the master suite features pitched ceilings, a walk-in wardrobe, tiled ensuite, and direct deck access. Three further double bedrooms with custom wardrobes are supported by a designer family bathroom and separate toilet. Practical features continue with a stylish yet functional separate laundry, generous storage, and a carpeted triple-car garage with attic storage and insulated doors. High-stud ceilings, over-height doors, and a Daikin climate system with two ceiling cassettes and a transfer system servicing the entire home ensure year-round comfort. Completed landscaping and quality finishes mean every detail is ready to enjoy.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	673 sqm
Floor area	226 sqm
Tenure	Freehold
Land value	370,000

## ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminium, Double Glazed
Water heating	Electric
Ventilation	Extractor Fans

## CONSTRUCTION

Year built	2026
Exterior	Integra Panel with Plaster & Shiplap Weatherboard
Roof	T-Rib Coloursteel

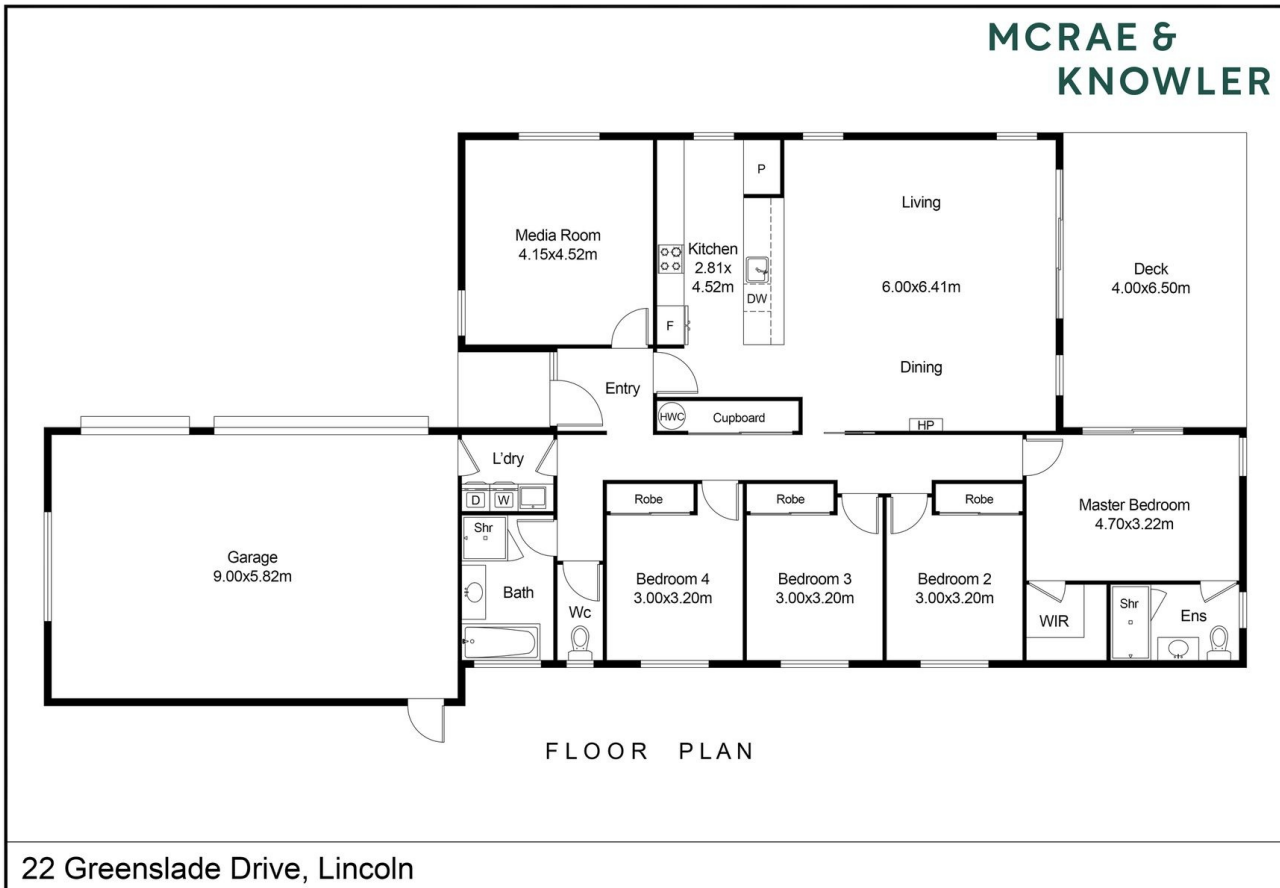
## EDUCATION

Early childhood	Lincoln University Early Childhood Centre, BestStart Te Whariki, Educare Lincoln Village
Primary	Ararira Springs Primary
Secondary	Lincoln High School

## CHATTELS

2 Auto garage door openers and 4 remotes, Clothesline, Dishwasher, Electric oven, Induction cook top, 2 Extractor fans, Fixed floor coverings, 2 Heated towel rails, 1 Heat pump and 1 remote, Light fittings, Range hood,

# NOTES





INTRODUCING

## CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of \$150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE

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