

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

38 WAKEMAN DRIVE, LINCOLN



# 38 WAKEMAN DRIVE, LINCOLN

Deadline Sale, Closing June 24th at 3pm

## LUXURY, SPACE & STYLE

 4  2  3  267 m<sup>2</sup>  686 m<sup>2</sup>

Built to an exceptional standard, this impressive new-build home delivers the perfect blend of luxury, comfort, and practicality.

Designed with modern family living in mind, the home offers four generous bedrooms plus a dedicated study, providing flexibility for those working from home or needing extra space for growing families. Open-plan living is complemented by a separate lounge and seamless indoor-outdoor flow, creating an inviting environment for both everyday living and entertaining.

The stunning kitchen forms the heart of the home, while the high-specification finish continues throughout, including fully tiled bathrooms that add a touch of sophistication and elegance. Year-round comfort is assured with ducted heating, ensuring every corner of the home remains warm and welcoming.

Practicality has not been overlooked, with a separate laundry providing additional functionality and an impressive, carpeted triple-car garage offering ample space for vehicles, storage, hobbies, or recreational equipment.

Positioned in one of Lincoln's sought-after locations, this exceptional property presents an opportunity to secure a brand-new home where quality craftsmanship and thoughtful design are evident at every turn.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	686 sqm
Floor area	267 sqm
Tenure	Freehold
Rateable value	TBC
Land value	380,000
Improvements value	TBC
Rates	TBC

## ENERGY

Heating	Ducted Heap Pump
Insulation	Walls, Roof and Garage Door
Windows	Aluminum Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	2026
Roof	Coloursteel
EQ repairs	Post Quake Build

## EDUCATION

Primary	Lincoln Primary School
Secondary	Lincoln High School

## CHATTELS

2 Auto garage door openers, Dishwasher, Electric oven and cooktop, 2 Extractor fans, Fixed floor coverings, 2 Heated towel rails, Light fittings, Range hood, Smoke detectors, Ducted heat pump





## STEPHAN KNOWLER & HOLLY SIDDONS

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.

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. 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.

 [stephan@mkrealestate.co.nz](mailto:stephan@mkrealestate.co.nz)

 [mkrealestate.co.nz](http://mkrealestate.co.nz)

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