

MCRAE & KNOWLER

PROPERTY BROCHURE
12 VITRUVIUS WAY, LEESTON



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Enquiries Over \$785,000

SOMETHING SPECIAL ON 967M2

 3  2  2  206 m²  967 m²

Nestled at the end of a quiet cul-de-sac in sought-after Monticello, this beautifully presented 206m² home on a generous 967m² section offers space, privacy, and practicality for modern family living.

The sun-filled open-plan kitchen, dining, and living area forms the heart of the home, flowing seamlessly to north-facing decking and a private, established backyard. The recently refurbished kitchen features a large island bench, modern appliances, and excellent storage, while a separate lounge provides valuable additional living space.

Three genuine double bedrooms are complemented by a spacious master suite with walk-in wardrobe and tiled ensuite. A well-appointed family bathroom, separate laundry, and double internal-access garage complete the home.

Outside, the fully fenced section offers extensive off-street parking, vehicle access to the backyard, established fruit trees, vegetable gardens, and plenty of lawn for children and pets to enjoy.

Currently tenanted, viewing is by appointment only.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	967 sqm
Floor area	206 sqm
Tenure	Freehold
Rateable value	730000
Land value	280000
Improvements value	450000
Rates	4563

ENERGY

Heating	Log Burner, Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2014
Exterior	Brick
Roof	Iron

EDUCATION

Early childhood	Active Explorers Leeston, Children First Preschool
Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

1 Auto garage door opener, Window treatments, Clothesline, Dishwasher, Electric oven, Electric oven and cooktop, 2 Extractor fans, Fixed floor coverings, 2 Heated towel rails, 1 Heat pump, Light fittings, Range hood, Smoke detectors, Log burner



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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