

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

59 MARKET STREET, LEESTON



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Deadline Sale, Closing 30th June at 4pm

## PLENTY OF POTENTIAL HERE

 3  1  1  110 m<sup>2</sup>  672 m<sup>2</sup>

Positioned in a growing community and close to local schools, shops, and parks, this sturdy yet somewhat original Summerhill stone clad home offers an option for those wanting to roll their sleeves up and add some equity to their investment.

Inside, you'll find three genuine double bedrooms, a bright open-plan living area filled with natural light, centrally located bathroom and a practical layout designed for easy living. A separate laundry adds convenience, while the single garage provides secure parking and additional storage space. Healthy Homes compliant, the property is ready to move into or continue as a rental investment.

Offering comfort, functionality, and future potential in an area seeing continued growth and development, this is a fantastic opportunity to secure an affordable home with broad appeal.

This property offers a great opportunity to get onto the property ladder at a very affordable price.

\*Please note that the property will not be sold prior to the Deadline Sale date. \*\*\*\*\*Offers under the benchmark price as previously offered to Ngāi Tahu will not be considered by the vendor.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	672 sqm
Floor area	110 sqm
Tenure	Freehold
Rateable value	510000
Land value	235000
Improvements value	275000
Rates	4561.80

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## ENERGY

Windows	Aluminum
Water heating	Electric

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## CONSTRUCTION

Year built	1985
Exterior	Summerhill Stone
Roof	Iron

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## EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

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## CHATTELS

Oven





## COURTNEY GOSNEY & STEPHAN KNOWLER

With a strong background in sales, customer service, and management, Courtney brings strategic marketing expertise, excellent communication skills, and a results-driven approach to real estate. Her years of experience in leadership roles have honed her ability to connect with people, understand their needs, and deliver outstanding results. Known for her down-to-earth style and commitment to making the process enjoyable, she ensures clients feel informed, supported, and confident every step of the way. Whether buying, selling, or exploring options, Courtney is dedicated to achieving exceptional outcomes with a fresh and approachable perspective.

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.

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

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