

MCRAE & KNOWLER

PROPERTY BROCHURE

27 LUNN CRESCENT, LEESTON



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Enquiries Over \$679,000

MODERN LIVING ON 727M2



3



2



2



150 m²



727 m²

Set on a generous 727sqm section and positioned to soak up the north-facing sun, this modern home delivers space, light, and easy living in a popular Leeston location.

The open-plan kitchen, dining and living area forms the heart of the home, with great natural light and easy flow out to the patio and backyard, perfect for everyday living and having friends or family over. The kitchen is well thought out with black stone benchtops, gas cooking, and a walk-in pantry, giving you both style and practicality. A central heating and cooling system keeps the home comfortable year-round, while the double internal access garage includes an integrated laundry and is already wired for EV charging, one less thing to think about down the track.

There are three well-sized bedrooms, giving you flexibility for families, guests, or working from home. The master includes a walk-in wardrobe and ensuite, with a family bathroom servicing the rest of the home.

Outside, the section is laid in a decent lawn and offers a real opportunity to add value. Whether you're thinking landscaping, creating more outdoor living, or fencing for kids and pets, there's plenty of scope here to make it your own.

Located in the popular Woodbury Estate, within walking distance to Leeston Primary, Ellesmere College, and local amenities, this is a solid option for buyers wanting a modern home with room to grow.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	727 sqm
Floor area	150 sqm
Rateable value	660000
Land value	260000
Improvements value	400000
Rates	4531.50

ENERGY

Heating	Ducted Heap Pump
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2023
Exterior	Brick
Roof	Iron
EQ repairs	Post Quake Build

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door, Window treatments, Dishwasher, Electric oven, Gas hob, Extractor fan (2), Fixed floor coverings, Heated towel rails (2), Light fittings, Range hood, Smoke detectors, TV brackets, Ducted heat pump,

NOTES

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INTRODUCING

COURTNEY GOSNEY

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.

A true Canterbury local, she loves getting outdoors, exploring the city, and making the most of everything the region has to offer with her family. She understands the demands of busy lifestyles and goes the extra mile to help her clients reach their goals.

Backed by the trusted expertise of McRae and Knowler Real Estate, Courtney thrives on building connections and making real estate a seamless and rewarding experience.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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