

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

81 CRAIG THOMPSON DRIVE, LINCOLN



# 81 CRAIG THOMPSON DRIVE, LINCOLN

Deadline Sale, Closing July 15th at 4pm

## MODERN FAMILY LIVING WITH EXTRA FLEXIBILITY

 4  3  2  198 m<sup>2</sup>  650 m<sup>2</sup>

From its striking weatherboard exterior, cedar garage door and north-facing aspect, this home makes an impressive first impression. Inside, the spacious open-plan kitchen, dining and living area forms the heart of the home, flowing effortlessly onto an expansive hardwood deck that connects all the spaces together and creates the perfect space for entertaining.

Designed with growing families in mind, the layout offers flexibility that's hard to find. Upstairs, a generous rumpus room above the garage provides the ideal retreat for teenagers, a media room or home office, while the separate fourth bedroom/sleepout features its own bathroom, making it perfect for guests, extended family or working from home.

The master suite includes a walk-in wardrobe and stylish tiled ensuite, while a heat pump and Pyro Classic burner ensure year-round comfort. The main bathroom offers a modern style with a tiled shower and floors. Positioned to maximise the backyard, there's plenty of lawn for children and pets, plus double gates allowing access for storage options.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	650 sqm
Floor area	198 sqm
Tenure	Freehold
Rateable value	\$810,000
Land value	\$400,000
Improvements value	\$410,000
Rates	\$4,912.85
Council zone	Residential Zone A

## ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Gas & Electric

## CONSTRUCTION

Year built	2019
Exterior	Linea Weatherboard & Cedar
Roof	Coloursteel

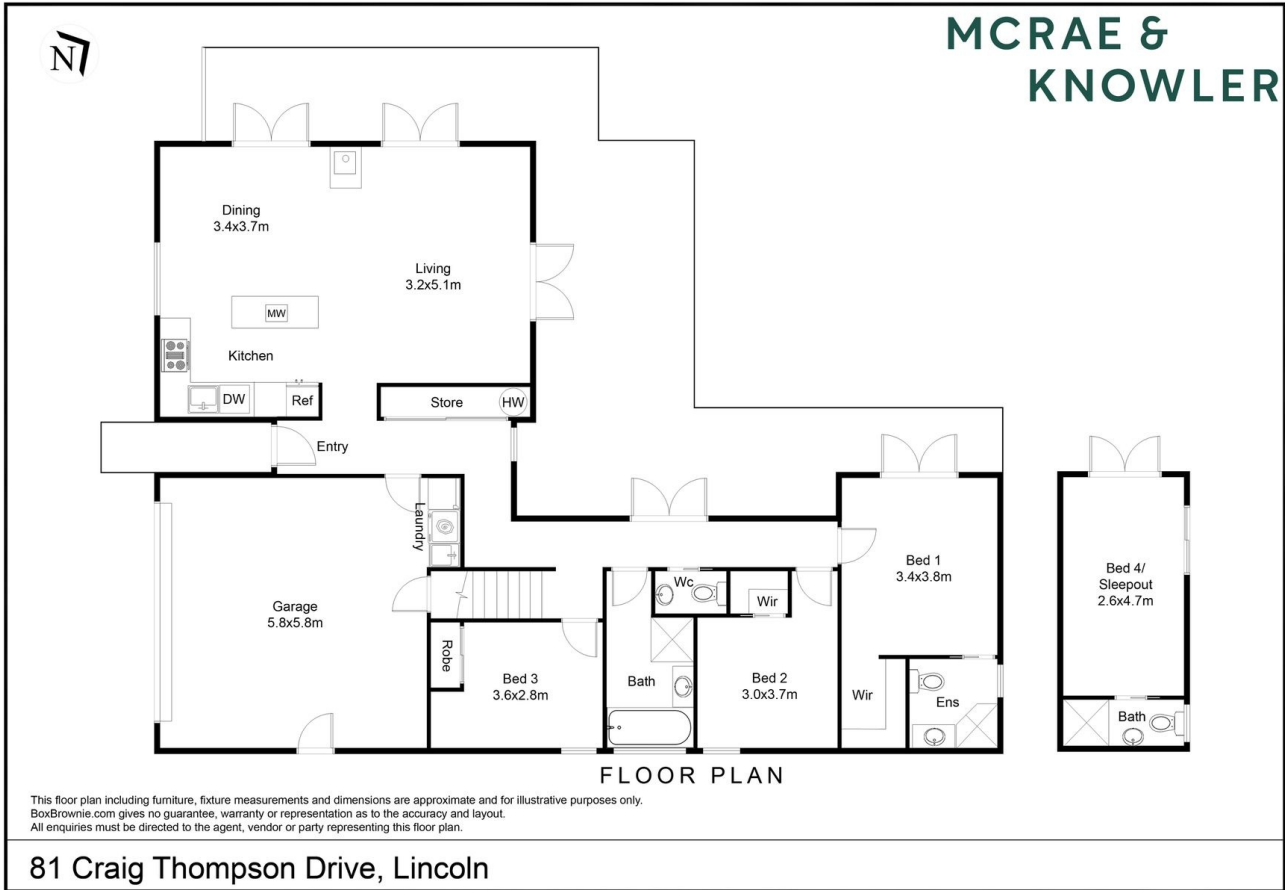
## EDUCATION

Early childhood	Learning Curves Montessori Lincoln, Kidsfirst Kindergartens Lincoln
Primary	Lincoln Primary School
Secondary	Lincoln High School

## CHATTELS

Auto garage door opener (1) & (2) remotes, Window treatments, Clothesline, Dishwasher, Electric Oven, Electric cooktop, Extractor fans (4), Garden shed (1), Heated towel rail (1), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors (4), TV brackets, Ventilation system, Hallway heater, Cameras, Instant hot water in kitchen, Wood shed, Gas calfont,

# NOTES





## INTRODUCING

# TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE

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