

MCRAE & KNOWLER

PROPERTY BROCHURE

58 TE WAIKARE STREET, LINCOLN



58 TE WAIKARE STREET, LINCOLN

Offers over \$820,000

DOWNSIZE WITHOUT COMPROMISE

 2  1  2  189 m²  715 m²

A two-bedroom home of this size is a rarity! Situated just a short stroll from Lincoln's shops, cafés, supermarkets and everyday amenities, 58 Te Waikare Street offers a peaceful retreat with exceptional convenience. Designed for easy living, this home is ideal for downsizers, professionals or small families. The heart of the home is the open-plan kitchen, dining and living area, featuring modern appliances, a walk-in pantry with pull-out storage, multiple sliding doors to the deck, double-layer drapes and a heat pump for year-round comfort.

The master bedroom enjoys garden views and a walk-in wardrobe, while the second bedroom includes a built-in double wardrobe. The well-appointed bathroom features a fully tiled shower, freestanding bath and underfloor heating, complemented by a separate toilet with basin. Practicality is enhanced by extensive storage throughout, including floor-to-ceiling cabinetry in the separate laundry and a carpeted double internal access garage.

Large stacker sliders provide seamless indoor-outdoor flow to a private, sheltered deck with an automated louvre system, while the beautifully landscaped gardens are designed for easy care and year-round appeal.

Combining privacy, convenience and low-maintenance living in one of Lincoln's most sought-after locations, this home offers an enviable lifestyle and an opportunity not to be missed.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	715 sqm
Floor area	189 sqm
Tenure	Freehold
Rateable value	850,000
Land value	390,000
Improvements value	460,000
Rates	4865.90

ENERGY

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

CONSTRUCTION

Year built	2016
Exterior	Brick
Roof	Coloursteel

EDUCATION

Primary	Ararira Springs Primary
Secondary	Lincoln High School

CHATTELS

1x Auto garage door opener and 2x remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fan, Fixed floor coverings, 1x Heated towel rail, 1x Heat pump and 1x remote, Light fittings, Range hood, Refrigerator, Smoke detectors, Microwave, Hanging baskets

THANK YOU



Stephan & Holly

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holly@mkrealestate.co.nz



mkrealestate.co.nz

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