

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

55 MANSE ROAD, LEESTON



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Enquiries Over \$799,000

## MUCH ADMIRERD FAMILY HOME WITH FOUR CAR GARAGING

 4  2  3  225 m<sup>2</sup>  995 m<sup>2</sup>

Located within an easy walk of Leestons High Street with semi rural properties nearby this property is sure to attract a lot of attention from those wanting a four bedroom family home with four car garaging on a super spacious 996m<sup>2</sup> section.

With so many boxes ticked this property is a real find with its spacious kitchen positioned for the morning sun and its adjoining light and bright open plan living area with designated dining space with its easy access to a covered outdoor living space perfectly situated for all year round outdoor dining. The four bedrooms are well serviced by a centrally located bathroom and the master bedroom comes complete with its own ensuite and a genuine WIR. Add to this loads of storage, a separate laundry, formal entranceway and the huge attached triple garage complete with drive through access to a concrete service area leading to your very own standalone Versatile workshop or smaller single garage and you have the perfect property for those with extra vehicles, boats or trailers.

Heating is by way of standalone log burner on wet back and Heatpump ensuring a warm home in the coldest of Canterbury winters. It doesn't end there though- outdoors is thoughtfully set up with all the amenities required for true country living including several handy sheds with a large wood shed and tool shed, a decent tunnel house, raised vegetable gardens and so much more all on a fully fenced private section that is just under a quarter acre.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



Lawn artificially enhanced

Lawn artificially enhanced

## LEGALS

|                    |           |
|--------------------|-----------|
| Land area          | 995 sqm   |
| Floor area         | 225 sqm   |
| Tenure             | Freehold  |
| Rateable value     | \$780,000 |
| Land value         | \$280,000 |
| Improvements value | \$500,000 |
| Rates              | \$3564.42 |

## ENERGY

|               |                       |
|---------------|-----------------------|
| Heating       | Log Burner, Heat Pump |
| Insulation    | Walls and Roof        |
| Water heating | Electric              |

## CONSTRUCTION

|            |         |
|------------|---------|
| Year built | 2011    |
| Exterior   | Brick   |
| Roof       | Longrun |

## EDUCATION

|           |                   |
|-----------|-------------------|
| Primary   | Leeston School    |
| Secondary | Ellesmere College |

## CHATTELS

2x Auto garage door openers and 3x remotes, Window treatments, Dishwasher, Electric oven, Electric cooktop, 2x Extractor fans, Fixed floor coverings, 1x Garden shed, 2x Heated towel rails, 1x Heat pump 1x remote, Light fittings, Range hood, Smoke detectors, Hot house, Bike shed, Firewood shed, Log burner on wetback, Security cameras,

# NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## 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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