

MCRAE & KNOWLER

PROPERTY BROCHURE

85 DUNSANDEL AND BROOKSIDE ROAD,
LEESTON



85 DUNSANDEL AND BROOKSIDE ROAD, LEESTON

Deadline Sale (unless sold prior), Closing August 13th at 4pm

COUNTRY LIVING AT ITS FINEST

 5  2  2  200 m²  4.12 Hectares

Set on 4.12 hectares in a peaceful rural setting, this recently renovated five-bedroom home offers space, privacy and genuine country living, all within easy commuting distance of Rolleston, Lincoln and Christchurch.

Surrounded by established lawns, mature trees and gardens, the spacious family home features five bedrooms, two bathrooms, two generous living areas, a country-sized kitchen and separate laundry. Recent upgrades include a new roof and double glazing to the majority of the home, while a log burner and two heat pumps provide year-round comfort.

A large veranda overlooks the sweeping lawn and provides the perfect spot for summer entertaining. Outside, you'll find a separate double garage, substantial man cave with adjoining workshop, storage silos, garden shed, fruit trees, vegetable gardens, children's play area and a paddock ideal for a few sheep or calves. Completing this impressive lifestyle package is an exceptional duck pond, where limit bags are commonly achieved on opening morning.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

STEPHAN KNOWLER

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LEGALS

Land area	4.12 Hectares
Floor area	200 sqm
Tenure	Freehold
Rateable value	880,000
Land value	485,000
Improvements value	395,000

ENERGY

Windows	Aluminum Partial Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	1980
Exterior	Weatherboard
Roof	Longrun

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven, Induction cooktop, 1x Extractor fan, Fixed floor coverings, 1x Garden shed, 1x Heated towel rail, 2x Heat pumps and 2x remotes, Light fittings, Range hood, Smoke detectors, 2x Water filters, Pool, Lawn mover, Tractor, Electric fence unit, Cubby house, Fort, Gun safe, Spa, Trampoline, Monkey bars,



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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