

MCRAE & KNOWLER

PROPERTY BROCHURE

41 CLAUSEN AVENUE, LEESTON



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Deadline Sale, Closing 19th August 2026 at 12 pm

DESIGNED TO STAND APART

 3  2  2  192 m²  733 m²

Some homes blend into the crowd; 41 Clausen Avenue was never designed to do so. Thoughtfully crafted with entertaining, practicality and everyday comfort in mind, this unique three-bedroom home offers a combination of features seldom found together. From its exceptional conservatory to the extensive outdoor storage and secure parking, every corner of this property has been designed to enhance the way you live. Step inside through the welcoming entrance to discover light-filled open-plan living, where the kitchen, dining and lounge seamlessly connect to create the heart of the home. Year-round comfort is assured with a heat pump, a freestanding log burner, and an HRV system, while the owned 14-panel solar system helps keep running costs down. Tucked away from the main living area, a dedicated study nook with a built-in desk and storage provides the ideal work-from-home space or homework station. Where this home truly shines is the exceptional fully enclosed conservatory. Designed for effortless entertaining, this remarkable space features two sets of sliding doors, three skylights, built-in storage, a built-in BBQ, a double sink and direct access to the outdoor areas. The accommodation is equally impressive, with the hallway opening into a second living area or cosy retreat. The sunny master suite features a walk-through wardrobe and an ensuite, while a well-appointed family bathroom serves two further double bedrooms with built-in wardrobes. A separate toilet with a vanity and a walk-through laundry leading to the carpeted internal-access double garage, complete with extensive built-in storage, further enhance the home's practical design. Outside, every detail has been considered. The widened driveway provides ample off-street parking, complemented by a Uniport carport and secure gated parking for a boat, trailer or additional vehicles.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	733 sqm
Floor area	192 sqm
Tenure	Freehold
Rateable value	\$700,000
Land value	\$260,000
Improvements value	\$440,000
Rates	\$3440.20
Council zone	Living XA

ENERGY

Heating	Heat Pump, Log Burner, HRV System
Insulation	Roof, Walls
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2016
Exterior	Brick
Roof	Steel/G-iron

EDUCATION

Early childhood	Active Explorers Leeston, Children First Preschool, Leeston Playcentre
Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener (1) and (1) remote, Window treatments, Dishwasher, Electric Oven, Electric cooktop, Extractor fans (4), Fixed floor coverings, garden shed, Heated towel rails (2), Heat pump (1) and (1) remote, Light fittings, Range hood (2), Security system (unmonitored), Smoke detectors, Waste disposal, HRV, Fridge (kitchen), Conservatory BBQ, Solar

NOTES

This image shows a blank 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

CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of \$150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

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