

MCRAE & KNOWLER

PROPERTY BROCHURE

12 KIRK ROAD, TEMPLETON



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Deadline Sale (unless sold prior), Closing August 27th at 4pm

A CHARACTER VILLA READY FOR ITS NEXT CHAPTER

 4  1  3  151 m²  1016 m²

For around 120 years, this much-loved Templeton home has been a treasured part of the community, with only three families having the privilege of calling it home. Now, a rare opportunity awaits for its next chapter to begin.

Behind the charming weatherboard exterior and welcoming veranda lies a character-filled home featuring high-stud ceilings, four generous bedrooms, a spacious kitchen and dining area, separate lounge and dedicated laundry. A renovated bathroom, separate toilet and one updated bedroom showcase the home's potential, while the remaining spaces offer the chance to restore, modernise and add value.

Significant upgrades have already been completed, including full rewiring with modern TPS wiring, replacement of most exterior cladding, wall and ceiling insulation, completed EQC repairs and two heat pumps for year-round comfort. Set on a private, established 1,016m² section, the property offers mature gardens, plenty of space for families and entertaining, excellent off-street parking, plus an impressive three-car garage with workshop - ideal for tradies, hobbyists or extra storage.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TIAAN KILIAN

tiaan@mkrealestate.co.nz

027 842 4345



LEGALS

Land area	1016 sqm
Floor area	151 sqm
Rateable value	620,000
Land value	400,000
Improvements value	220,000

ENERGY

Heating	Heat Pumps
Insulation	Walls (except front) and Roof
Windows	Aluminum & Timber
Water heating	Gas

CONSTRUCTION

Year built	Circa 1915
Exterior	Cement weatherboard
Roof	Decramastic tile

EDUCATION

Primary	Templeton School, St Bernadette's School
Secondary	Hornby High School

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, Extractor fan, Fixed floor coverings, 2x Heat pumps and 2x remotes, Light fittings, Smoke detectors,

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

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



tiaan@mkrealestate.co.nz



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