

MCRAE & KNOWLER

PROPERTY BROCHURE

24 BROAD STREET, SOUTHBRIDGE,
SOUTHBRIDGE



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Enquiries Over \$709,000

ESTABLISHED, SPACIOUS & FULL OF CHARM

 3  1  2  120 m²  2023 m²

Beautiful character, timeless charm and a home that just feels special the moment you arrive,

Set on a generous 2,023sqm (approx.) section, the home is surrounded by park-like grounds, mature fruit trees and established plantings, creating a peaceful setting with plenty of room to enjoy. There's space for the kids to play, a chicken coop, and a sheltered outdoor area perfect for summer entertaining.

Inside, the home has been refreshed with double glazing, new carpet and fresh paint, while a new log burner provides warmth and comfort. The open-plan kitchen, dining and living area forms the heart of the home, with three bedrooms, an updated family bathroom and separate laundry. The master is conveniently positioned downstairs, with two further bedrooms upstairs.

A large double garage with workshop space adds excellent practicality and storage. Combined with the generous grounds, this is a property that will appeal to those looking for space to garden, entertain, or simply enjoy having room to spread out.

With Southbridge Primary School and local amenities close by, this is a property offering a relaxed lifestyle in a well-established setting. Come and see what makes this one a little different.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

STEPHAN KNOWLER

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LEGALS

Land area	2023 sqm
Floor area	120 sqm
Tenure	Freehold
Rateable value	660,000
Land value	290,000
Improvements value	370,000
Rates	3,333.15

ENERGY

Insulation	Walls & Roof
Windows	Double Glazing
Water heating	Gas

CONSTRUCTION

Year built	1985
Exterior	Plaster over composite board
Roof	Steel

EDUCATION

Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener 4x remotes, Window treatments, Dishwasher, Electric oven and induction cooktop, Extractor fan, Fixed floor coverings, 1x Garden shed, 1x Heated towel rail, Light fittings, Range hood, Refrigerator, 3x Smoke detectors, 2x TV Brackets, Heater in bathroom, Glasshouse, Chicken coop,

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.



COURTNEY GOSNEY & STEPHAN KNOWLER

With a strong background in sales, customer service, and management, Courtney brings strategic marketing expertise, excellent communication skills, and a results-driven approach to real estate. Her years of experience in leadership roles have honed her ability to connect with people, understand their needs, and deliver outstanding results. Known for her down-to-earth style and commitment to making the process enjoyable, she ensures clients feel informed, supported, and confident every step of the way. Whether buying, selling, or exploring options, Courtney is dedicated to achieving exceptional outcomes with a fresh and approachable perspective.

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.



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