



MCRAE &
KNOWLER



BLOOMFIELD BUILDING
CANTERBURY

169 HIGH
STREET

LEESTON

5% DEPOSIT TURNKEY

MOVE IN BEFORE CHRISTMAS

2026



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INTRODUCTION

Welcome to 169 High Street — a three-bedroom, two-bathroom home on a 678m² north-facing section in Leeston, finished and ready to move into in November.

This is a turnkey build. Everything in the builder's specification is included and the price is fixed: the kitchen and appliances, the tapware, the flooring, the driveway and the landscaping. No allowances to chase, no surprises at the end.

Brought to market by **McRae & Knowler**, a boutique Canterbury agency based in Lincoln, and built by **Bloomfield Building**, a Licensed Building Practitioner who has been building in Canterbury for more than ten years.

Secure it with a 5% deposit and be in before Christmas.

Renders throughout this booklet are artist's impressions. Landscaping, planting and fencing are shown indicatively — refer to the builder's specification and landscape plan.

WHO WE ARE

Boutique by choice. McRae & Knowler is a Canterbury agency based in Lincoln, working across Selwyn and beyond.

No cookie-cutter campaigns. Every property we take to market is considered on its own merits — the marketing, the pricing strategy and the buyer approach are built for that home, not pulled off a shelf.

Full service, start to finish. You deal with your agent directly, from the first conversation through to settlement day.

Over ten years on the tools. Bloomfield Building is a Canterbury builder with more than a decade of homes behind it, working locally in Selwyn.

Licensed Building Practitioner. Licensed and personally accountable for the restricted building work on this home, under the Building Act.

Specification-led. Bloomfield build to a written schedule, so what is promised at the start is what is delivered at handover.

MEET THE BUILDER

If you would like to meet the builder before you buy, just ask. We will arrange a time for you to walk the site with Bloomfield Building and put your questions to the person actually putting the home up — the finishes, the programme, the way it is being built. Most buyers of a new build never get that. We think you should.

**MCRAE &
KNOWLER**



BLOOMFIELD BUILDING
CANTERBURY

An agency that markets one home at a time, and a local builder who puts his name on it. That is the whole arrangement behind 169 High Street.



ARTIST'S IMPRESSION

STREET FRONT & ENTRY

Envira bevelback weatherboard under a Colorsteel corrugate roof in Iron Sand, with a double garage, a sheltered entry portico and 18.66m of street frontage. A timeless elevation, built to age well rather than date fast.

STREET FRONTAGE

18.66m

SITE COVERAGE

25%

GARAGING

Double

THE HOME

Finished, not nearly finished.

Kitchen, appliances, tapware, flooring, driveway and landscaping are all in the price.

COMPLETION

NOVEMBER
2026

SECTION

678m²

Secure your new home now and move in before Christmas.

Set on a generous 678m² section, this beautifully designed 166m² weatherboard home combines timeless street appeal with the ease and efficiency of a brand-new build. Completion is scheduled for November 2026, giving you the opportunity to lock it in now and enjoy a brand-new home in time for summer.

Inside, the home has been thoughtfully designed around practical everyday living. The open-plan kitchen, dining and living area forms the heart of the home, with a generous kitchen island and walk-in pantry providing excellent storage and workspace.

Accommodation includes three well-proportioned bedrooms, with the master suite featuring a walk-in wardrobe and ensuite with tiled floors and shower. The family bathroom includes tiled flooring and a back-to-wall bath, while a separate toilet adds further convenience.

A dedicated internal laundry is another practical inclusion, while the double internal-access garage provides secure parking and additional storage.

Outside, the section is the sort that is getting harder to find. With the house taking up just over a quarter of the 678m², there is a decent-sized yard left over — genuine room for families to entertain, and for children and pets to play, rather than the strip of lawn that comes with most new sections today.

Finished in a timeless weatherboard style, this is a home designed to offer lasting appeal rather than following short-term trends.

If you would like input on selections or colour choices, get in touch as soon as possible — there is a window while the build is underway, and it closes as the house progresses.



ARTIST'S IMPRESSION

INSIDE — THE KITCHEN

A custom-designed kitchen by **Trends Kitchens** — timber-grain cabinetry against a stone benchtop, with the island holding the sink and seating for three, and a walk-in pantry alongside. Drawn for this home rather than pulled from a standard range, as are the walk-in wardrobe and laundry joinery.

PLEASE NOTE

This render illustrates the style and layout of the kitchen. Appliances, tapware, splashback and cabinetry finishes are as set out in the specification on pages 12 to 14 — not as shown here. Furniture, styling and decorative items are not included.

Ask Tiaan for the full signed-off Trends joinery plans for the kitchen, walk-in pantry, walk-in wardrobe and laundry.

THE DETAILS

AT A GLANCE

BEDROOMS

3

BATHROOMS

2 + separate WC

LIVING AREAS

1 + open-plan dining

GARAGING

2 car, internal access

FLOOR AREA

166m²

LAND AREA

678m²

PRICE

\$739,000

Asking price. Buys the home complete, as per the builder's specification — see pages 12 to 14.

Turnkey terms with a 5% deposit.

COMPLETION

NOVEMBER
2026

A completed turnkey home — driveway, patios, landscaping, flooring and all fixtures included.

Move in before Christmas.

ROOM DIMENSIONS

Living	4.00 × 3.59m
Dining	4.00 × 3.39m
Kitchen	3.23 × 3.30m
Laundry	1.71 × 2.41m
Garage	6.00 × 5.50m

Bedroom 1 — master, WIR & ensuite	4.09 × 3.34m
Bedroom 2	3.03 × 3.00m
Bedroom 3	3.00 × 3.02m

Floor area of 166m² is the ground floor area recorded on the approved construction drawings (166.66m²); with the 3.13m² entry portico, total building coverage is 169.79m² on a 678m² site. Areas and dimensions are approximate and subject to final survey and as-built measurement. All information is provided in good faith from vendor and builder documentation; purchasers should satisfy themselves by independent inspection and advice.

SPECIFIED, NOT SUGGESTED

FEATURES YOU'LL LOVE

- **North-facing aspect:** Kitchen, dining and living in one open run, with sliding doors opening to the back lawn.
- **Thermally broken joinery:** RayLight Southern 41 suite, double glazed with Low-E and argon throughout.
- **Designer joinery by Trends:** Kitchen, walk-in pantry, laundry and walk-in wardrobe, all purpose-designed.
- **Bosch appliance package:** Built-in oven, ceramic cooktop, integrated rangehood and dishwasher.
- **Elementi in gun metal:** Mains-pressure mixers, slide showers and heated towel ladders in a single finish.
- **An honest double garage:** 6.00 × 5.50m, carpeted, insulated walls and ceiling, and internal access to the laundry.
- **Warm and quiet:** R2.8 walls with R7 and R3.6 ceilings – and the garage walls and ceiling insulated too.
- **Timeless weatherboard:** Envira bevelback 187mm on a drained and vented cavity, under Colorsteel corrugate.
- **Stone benchtops:** A stone-topped island with the sink, the dishwasher and seating for three.
- **Fully tiled ensuite shower:** A tiled walk-in shower to the ensuite, with tiled floors to both bathrooms and the WC.
- **Bath and a separate WC:** A 1700mm Elementi Otto bath and a corner shower in the main bathroom, with a second toilet off the hallway.
- **Nothing left as an allowance:** Driveway, patios, flooring, tapware, appliances and landscaping are all in the price.



ARTIST'S IMPRESSION

REAR ELEVATION & OUTDOOR LIVING

Sliders from the living areas open onto lawn at the back of the section — the quiet side of the house, away from High Street.

PLEASE NOTE

The rear Kwila deck shown in this render is **not included** in the \$739,000 price or the builder's specification. It is available as an optional extra of **\$8,500**. The Kwila deck at the entry door is included.



FINISHES

MATERIAL PALETTE

EXTERIOR

Weatherboard	Envira bevelback 187 × 18 — charcoal
Trim & facings	White
Roof	0.40 Colorsteel corrugate — Iron Sand
Fascia & spouting	Colorsteel Endura, 80mm round downpipes — Iron Sand
Joinery	RayLight Southern 41 thermally broken — Iron Sand
Garage door	Sectional — Iron Sand

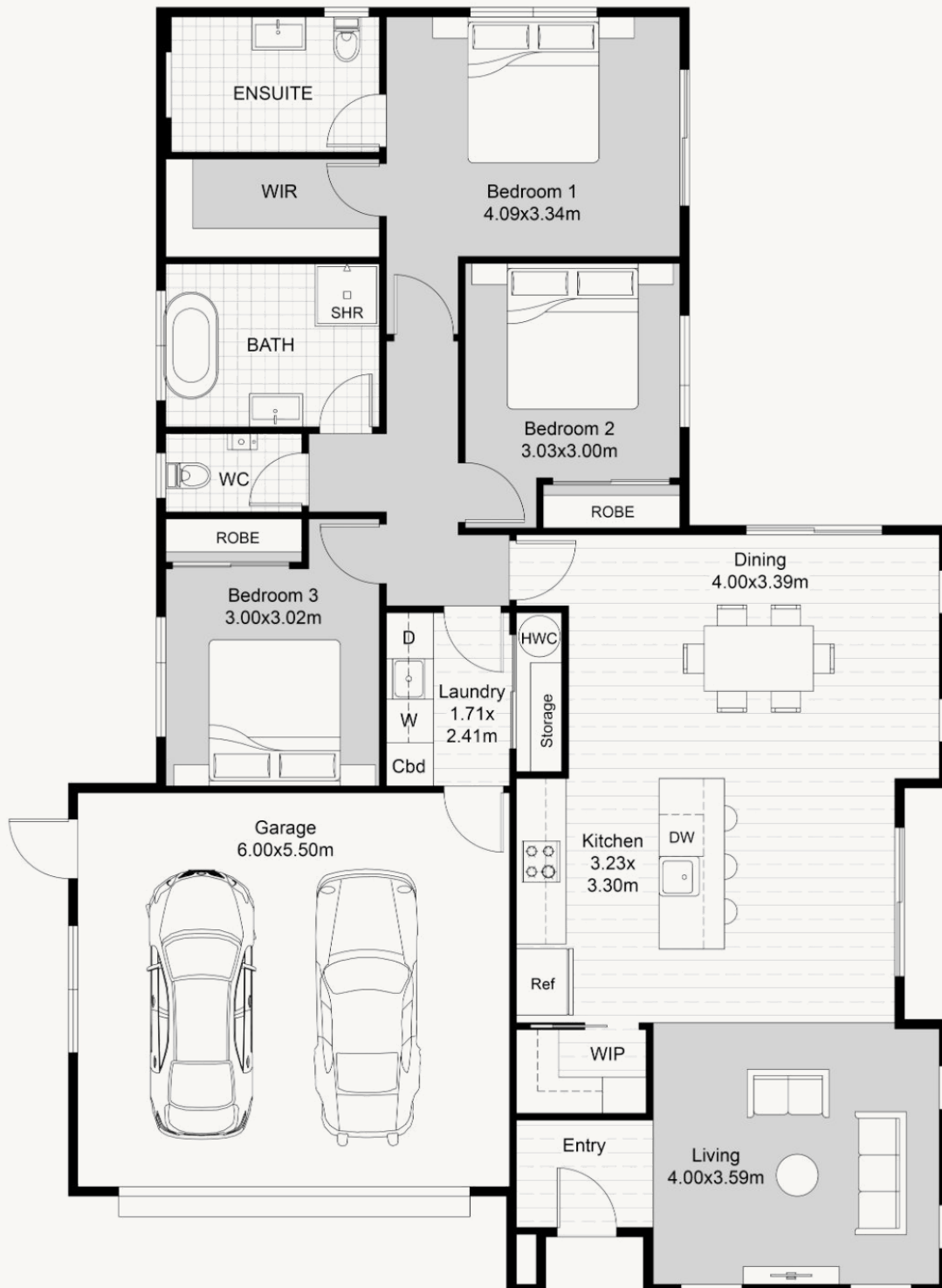
INTERIOR

Cabinetry	Timber-grain, designed and built by Trends
Benchtop	Stone
Floors	Nobel vinyl plank — Clear Oak
Tiles	600 × 600 — bathroom, WC & ensuite
Carpet	Urban Collections solution-dyed nylon — Fossil
Walls	White base paint, up to two colours
Tapware & hardware	Elementi — Gun Metal

Colours and finishes are described from the builder's specification and the renders; refer to physical samples before confirming selections. The charcoal-and-white exterior is shown as rendered — the builder's schedule records a white base with up to two colours, and final paint colours are confirmed with the builder. The hob splashback is yet to be confirmed. If you would like input on selections, speak to Tiaan as early as possible.

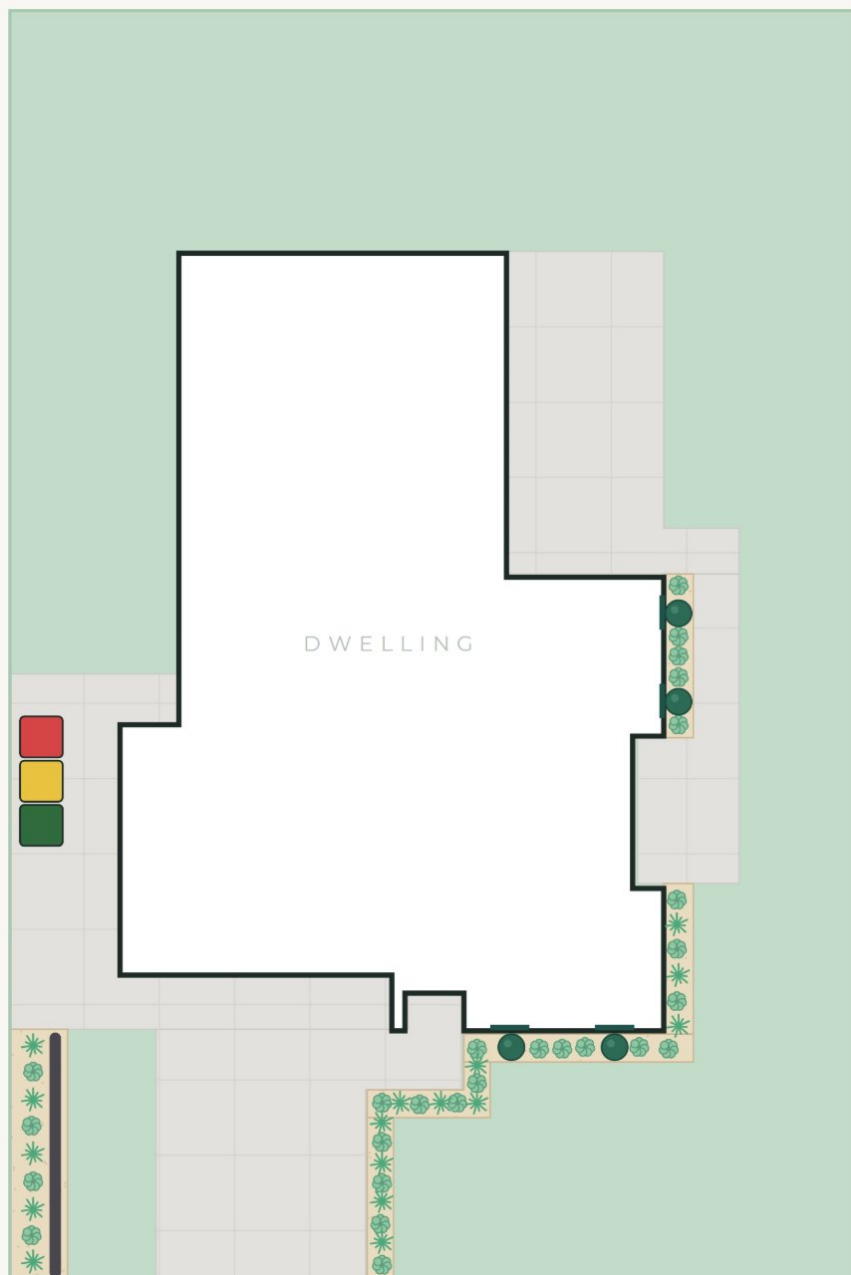


FLOOR PLAN



Indicative only and not to scale – refer to the approved construction drawings for dimensions and detail. Building consent BC261319, granted by Selwyn District Council.

LANDSCAPE PLAN



SURFACES

- Concrete
- Lawn
- Garden bed
- Bins
- Window

PLANTING

- Lomandra 'Lime Tuff'
- Portuguese Laurel
- Ligularia
- Black Mondo

Indicative only and not to scale. Soft landscaping, planting, concrete paths and patios are included in the price and will be completed to the builder's landscape plan; species and quantities may vary with availability.

SPECIFICATION

The pages that follow set out the specification for 169 High Street — the materials, brands and finishes included in the **\$739,000** price.

ONE OPTIONAL EXTRA

The **rear Kwila deck** shown in the renders is not part of this specification or the \$739,000 price. It is available at + **\$8,500**. The entry door deck is included.

Where a product is named, an equivalent of equal or better quality may be substituted if the specified item becomes unavailable. A small number of items — the hot water cylinder model, the mirrors and the hob splashback — remain to be confirmed with the builder. Ask Tiaan for the full builder's schedule, the Trends kitchen, pantry, laundry and wardrobe plans, the plumbing fixture book and the approved working drawings.

STRUCTURE & EXTERIOR

Framing	90 × 45mm MSG8 H1.2 timber at 2.4m stud height, with prefabricated trusses to specific design
Exterior cladding	Envira bevelback timber weatherboard 187 × 18 on a drained and vented cavity
Roof	0.40 Colorsteel corrugate with standard ridging, valleys and barges — Iron Sand
Fascia & spouting	0.55 Colorsteel Endura multiline quad spouting with 185mm fascia and barge, and 80mm round downpipes — Iron Sand
Insulation	R7 and R3.6 to ceilings, R2.8 to external and selected internal walls — garage external walls and ceiling included
Soffits	4.5mm flat sheet with PVC jointers, painted white

WINDOWS, DOORS & GARAGE

Window joinery	RayLight Southern 41 thermal suite — double glazed, thermally broken, Low-E with argon — Iron Sand
Window hardware	Assa Abloy residential range
Bathroom glazing	Stipolite obscure glass to bathroom and toilet
Front door	Glazed hinged entry panel with keyed Assure SL digital lock
Garage door	Sectional garage door — Iron Sand
Interior doors	MDF flush hollow core with Windsor Apex hardware; MDF infill slider wardrobe doors

INTERIOR LININGS & FINISH

Linings	13mm Gib to ceilings and 10mm to walls, with Aqualine to bathroom ceilings and walls
Plastering	Square stopped, level 4 finish
Skirtings	60mm single bevel MDF, painted to match the walls; tiled skirting to wet rooms
Painting	White base paint, up to two colours
Tiling	Vanity splashback one row 150mm high; bath splashback one row 300 × 600mm

KITCHEN, WARDROBES & LAUNDRY

Kitchen	Designer kitchen by Trends with a stone benchtop — plans available on request
Wardrobes	Designer walk-in wardrobe by Trends; MDF shelving and hang rail to bedrooms 2 and 3
Laundry	Designer laundry joinery by Trends

APPLIANCES

Oven	Bosch 60cm built-in oven, Series 2 — black
Cooktop	Bosch 60cm ceramic cooktop, Series 2 — black
Rangehood	Bosch 52cm undermount integrated rangehood — black
Dishwasher	Bosch SMS4HTIO1A dishwasher
Fridge	Plumbed water connection to fridge

BATHROOMS & PLUMBING

Ensuite shower	Fully tiled shower to the ensuite
Bathroom shower	Clearlite Sierra 900 × 900 two-sided corner shower to the main bathroom
Bath	Elementi Otto back-to-wall bath 1700 × 750mm, with a Neo wall-mounted bath spout
Mixers	Elementi Neo mains-pressure shower and bath mixers ×3, and Neo basin mixers ×3 — Gun Metal
Shower slides	Elementi Splash Plus slide showers ×2 — Gun Metal
Kitchen tap	Elementi Uno kitchen mixer with pull-out spray — Gun Metal
Toilets	Argent Krona back-to-wall ×2, with Teka roll holders — Gun Metal
Towel rails	Elementi heated towel ladder, round 7-bar, 630 × 800mm ×2 — Gun Metal
Vanities	Clearlite Pacific wall-hung in Charred Oak — 900mm double drawer to the ensuite, 400mm to the WC
Hot water	300L hot water cylinder; three exterior hose taps

HEATING, ELECTRICAL & FLOORING

Heating	Panasonic CS/CU-RZ60AKR heat pump, sized to the living space
Electrical	Wired to the electrical plan and schedule, with mains power and fibre included
TV aerial	Supplied and installed
Vinyl plank	Nobel, Clear Oak — entry, kitchen, dining and laundry
Tiles	600 × 600mm — bathroom, WC and ensuite
Carpet	Urban Collections solution-dyed nylon, Fossil — bedrooms and garage

OUTSIDE

Decking	Kwila decking to the entry door. Rear deck available as an optional extra, + \$8,500
Driveway & patios	Plain concrete, sponge finish, with an asphalt vehicle crossing
Landscaping	Soft landscaping to the builder's landscape plan

Summarised from Bloomfield Building's Build Specification Schedule for 169 High Street, Leeston, dated 31/08/2026. Items, brands and finishes may vary at the builder's discretion; any changes to the specification should be confirmed in writing. The specification is subject to availability and to confirmation of any changes made by the purchaser. The full schedule is available on request and takes precedence over this summary.



WHERE?

LEESTON, SELWYN

Leeston sits about 30km southwest of Christchurch on the Canterbury Plains, between Te Waihora / Lake Ellesmere and the Rakaia River. It is a working rural township rather than a commuter subdivision — a supermarket, a medical centre, schools from five to eighteen and a main street of its own — with the city still inside a comfortable half hour.

The population sat at 2,208 at the 2018 census and was estimated at roughly 2,470 by mid-2025.

LEESTON CONSOLIDATED SCHOOL (YRS 1–6)	IN TOWN
ELLESMERE COLLEGE (YRS 7–13)	IN TOWN
SUPERMARKET, CAFÉS & RESTAURANTS	IN TOWN
MEDICAL CENTRE, PHARMACY & POST OFFICE	IN TOWN
LINCOLN	APPROX. 20KM
ROLLESTON	APPROX. 23KM
CHRISTCHURCH CBD	APPROX. 30KM
TE WAIHORA / LAKE ELLESMERE	NEARBY

WHY LEESTON

A real town, not a subdivision: Supermarket, medical centre, pharmacy, post office, gym, cafés and restaurants — all within Leeston itself, not a drive away.

Schooling from five to eighteen: Leeston Consolidated School (Years 1–6, roll around 294) and Ellesmere College (Years 7–13, roll around 584) are both in the township.

Room on the section: 678m² with 18.66m of street frontage, and site coverage of just 25% — a genuine back yard behind the house, not a courtyard.

A community that turns up: The Ellesmere A&P Show has run for close to 150 years and draws tens of thousands to Leeston each October.

Outdoors on the doorstep: Te Waihora / Lake Ellesmere — New Zealand's fifth largest lake — plus Harts Creek wildlife reserve and the Rakaia River for fishing, birdwatching and boating.

Genuinely connected: About 30km to central Christchurch, with Lincoln and Rolleston both an easy run, and the airport and ski fields beyond.

Bought at a fixed price: A completed, well-insulated, double-glazed home at a known price, consented and being built now — secured with a 5% deposit rather than a two-year wait.

WHAT YOU ARE BUYING

A turnkey build removes the two things buyers worry about most: cost creep and quality risk.

A fixed, known price. \$739,000 buys the home as specified in this booklet – driveway, patios, flooring, tapware, appliances and landscaping included. Turnkey terms are available on a 5% deposit.

A Licensed Building Practitioner. Bloomfield Building is a Licensed Building Practitioner, licensed and personally accountable for the restricted building work on this home, with more than ten years of Canterbury builds behind them.

Consented and insured. Full working drawings and building consent BC261319, granted by Selwyn District Council, with full contract works and public liability insurance held for the duration of the build.

Your statutory protections. New residential building work carries implied warranties under the Building Act 2004, alongside your rights under the Consumer Guarantees Act. Your solicitor can explain how these apply to your agreement.

Manufacturer warranties. Appliances, heating, glazing, roofing and hardware all carry their own manufacturer cover, with documentation handed over at settlement.

Meet the builder. Bloomfield Building will sit down with buyers before they commit – arranged through Tiaan.



ENQUIRE NOW

Viewings are by appointment. Come and walk the site, see the plans in full, and talk through the build programme, the specification and the payment options.



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THANK YOU

169 High Street, Leeston