

MCRAE & KNOWLER

PROPERTY BROCHURE

23 DA VINCI AVENUE, LEESTON



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Enquiries Over \$735,000

AFFORDABLE FOUR BEDROOM HOME ON 616M2

 4  2  2  170 m²  616 m²

Located in the popular Karamuta Oaks subdivision in the fully serviced township of Leeston an easy commute to Rolleston, Lincoln and the City this four bedroom 2 year old home on its 616m² section is just the answer to what you have been looking for to secure a family home at a very affordable price.

Not only do we have the four bedrooms with three having BIR but we also have a spacious master bedroom with a WIR and ensuite bathroom. The centrally located second bathroom is perfectly positioned to service the children's or guests bedrooms. The kitchen offers quality appliances, plenty of bench space and a butlers pantry and the adjoining open plan dining/living areas are set for sun plus there is easy access out onto a good sized patio allowing for summer entertaining or just cooking dinner on the BBQ. Heating is by way of heat pump and the laundry is conveniently tucked away in the attached double garage.

Outdoors is all setup for the vege gardener with a large new tunnel house and raised vege garden bed but still offers enough scope for you to put your personal touches on it. This property offers the opportunity to simply walk in and start enjoying your new property with all the hard work already done.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

STEPHAN KNOWLER

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LEGALS

Land area	616 sqm
Floor area	170 sqm
Tenure	Freehold
Rateable value	660,000
Land value	250,000
Improvements value	410,000

ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing

CONSTRUCTION

Year built	2024
Exterior	Brick
Roof	Iron
EQ repairs	Post Quake Build

EDUCATION

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

CHATTELS

Auto garage door opener (1) and 2 remotes, Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rails (2), Heat pump (1) and 1 remote, Light fittings, Range hood, Security system, Smoke detector, TV Brackets, Waste disposal, Tunnel house, raised garden bed,

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

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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