

MCRAE & KNOWLER

PROPERTY BROCHURE

7A GORDON STREET SOUTHBRIDGE,
SOUTHBRIDGE



7A GORDON STREET SOUTHBRIDGE, SOUTHBRIDGE

Deadline Sale, Closing 2 October at 2pm

HIDDEN HALF ACRE HAVEN

 4  1  2  152 m²  1254 m²

After 25 years of being a much-loved family home, 7A Gordon Street is ready for its next chapter.

Set on a generous half-acre section, this is a property that offers the space, comfort and practicality families are looking for.

The home features three good-sized double bedrooms, plus a separate single room that could be used as a fourth bedroom, hobby room or extra living space. The open-plan kitchen and dining area creates a natural hub for everyday living, while the spacious lounge flows through to a conservatory, giving the home plenty of room to relax and unwind. A separate laundry, toilet and bathroom with both a bath and shower add to the home's practical layout, while a log burner with wetback provides warmth through the cooler months.

Outside, there's plenty of space, with a double garage and attached workshop, as well as a separate single shed at the rear for extra storage or hobbies.

With established grounds, a generous section and a great position in the heart of the community, this is a home with plenty to offer and plenty of room for its next owners to make it their own.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	1254 sqm
Floor area	152 sqm
Tenure	Freehold
Rateable value	640,000
Land value	260,000
Improvements value	380,000
Rates	\$3,302.15

ENERGY

Heating	Log burner
Windows	Aluminum
Water heating	Electric, Wetback

CONSTRUCTION

Year built	1985
Exterior	Brick & Weatherboard
Roof	Iron

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, Extractor fans, Fixed floor coverings, Light fittings, Range hood, Smoke detectors,

NOTES

This image shows a full page of blank handwriting practice paper. It features ten evenly spaced, horizontal green lines across the entire width of the page. The background is a solid off-white color, providing a clean surface for writing practice. There are no margins, text, or other markings present.



INTRODUCING

COURTNEY GOSNEY

With a strong background in sales, customer service, and leadership, Courtney brings proven marketing expertise, excellent communication, and a results-focused approach to real estate. She has a knack for showcasing homes in the best possible light and creating marketing campaigns that get properties noticed.

Known for her down-to-earth nature and can-do attitude, Courtney isn't afraid to roll up her sleeves to help achieve the best outcome. Whether it's negotiating a great result, moving furniture before a photoshoot, grabbing a broom, or helping prepare a home for the market, no job is too big or too small.

Now living in Leeston, Courtney enjoys being part of the local community and helping people across Selwyn navigate their property journey with confidence. She prides herself on honest advice, clear communication, and making the buying and selling process as straightforward as possible.

Backed by the experienced team at McRae & Knowler Real Estate, Courtney is committed to delivering exceptional service and outstanding results from start to finish.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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mkrealestate.co.nz

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