

MCRAE & KNOWLER

PROPERTY BROCHURE

103 BIRCHS ROAD, PREBBLETON

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Deadline Sale, Closing 7th of October at 4pm

BRAND-NEW HOME & LIGHT FROM EVERY ANGLE

 3  2  182 m²  450 m²

Light-filled and beautifully considered, this home features vaulted open-plan living, abundant windows and a second living area for added flexibility. The kitchen includes a stone-topped island, walk-in pantry and Bosch appliances. Three bedrooms, two bathrooms and a separate powder room complete the home, while the north-facing deck and lawn make outdoor living a pleasure. A carpeted double garage with lit attic storage adds practicality.

Highlights and Features:

- Daikin ducted heating - 15kW heating / 12.5kW cooling
- Brick and Cedar Cladding
- Vaulted ceilings through open-plan living, plus a second living space
- Stone benchtops, broad island kitchen with walk-in pantry, Bosch appliances and induction cooktop
- Three bedrooms, main with direct outdoor access
- Tiled ensuite shower
- Two bathrooms plus separate powder room
- North-facing deck and lawn
- Carpeted double garage with lit attic storage, plus two additional off-street car parks
- E-LOK 9 Series digital door lock
- Sensor lighting to hallway and toilet
- Upgraded Dominator Sierra garage door with heavier-gauge steel
- 10-year Master Build Guarantee



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	450 sqm
Floor area	182 sqm
Tenure	Freehold
Rateable value	410,000
Land value	410,000

ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2026
Exterior	Brick & Cedar
Roof	Coloursteel

EDUCATION

Primary	Prebbleton School
Secondary	Lincoln High School

CHATTELS

Auto garage door opener, Dishwasher, Electric oven, Electric oven, Induction cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rails (2), Heat pump (1), Light fittings, Range hood, Smoke detectors,



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



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