

MCRAE & KNOWLER

PROPERTY BROCHURE

1432 COURTENAY ROAD, KIRWEE



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Deadline Sale, Closing 9th of October at 4pm

COUNTRY ESTATE WITH SOUTHERN ALPS VIEWS



4



2



3



340 m²



5642 m²

Directly across the road is open farmland and past it the Southern Alps, with nothing in between. This is a view that will be incredibly hard to recreate.

Twin gates open to a sweeping driveway, a broad front lawn and mature, established gardens across 5,642 square metres of land. Set well back from the road, the home has the privacy you'd expect from a property this size. The brick home is approximately 340 square metres. The kitchen has been fully renovated since the current owners bought in 2021: stone benchtops, a generous island and a bar with its own fridge. It's a proper family kitchen, big enough that nobody gets in anyone's way, and the laundry has been updated to match.

Two living areas and a sunny conservatory all take in the mountain outlook, with a log burner and heat pump to keep it warm through a Canterbury winter. There are four generous bedrooms, with an ensuite and walk-in wardrobe off the master, plus a separate home office. The hard flooring in the living areas has been replaced with new laminate, and brand new carpet has just gone down throughout. Outside there's a greenhouse and veggie patch, triple garaging, and a four-bay shed for the gear that doesn't fit anywhere else.

Mature grounds, a renovated home and an open view of the Alps don't often come together on one property.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	5642 sqm
Floor area	340 sqm
Tenure	Freehold
Rateable value	1290000
Land value	440000
Improvements value	850000

ENERGY

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

CONSTRUCTION

Year built	2005
Exterior	Brick
Roof	Iron

EDUCATION

Early childhood	Kirwee Tree House
Primary	Kirwee Model School
Secondary	Darfield High School

CHATTELS

Auto garage door opener (2) and 2 remotes, Window treatments, Clothesline, Dishwasher, Electric oven (2), Induction cooktop, Extractor fan, Fixed floor coverings, Heated towel rails (2), Heat pump (1), and 1 remote, Light fittings, Range hood, Smoke detectors, TV bracket (1), Waste disposal, Kitchen instant hot water, Starlink, Septic tank, Irrigation system,

NOTES

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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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