

MCRAE & KNOWLER

PROPERTY BROCHURE

22B CHERVIER STREET, LEESTON



22B CHERVIER STREET, LEESTON

Enquiries over \$599,000

A SMART START WITHOUT THE SACRIFICE



4



2



1



136 m²



408 m²

Compact in size but certainly not short on what matters, this contemporary home has been cleverly designed to make the most of every square metre. The result is a home that feels surprisingly spacious, highly functional and packed with features, without the upkeep of a larger property.

At the centre is the open-plan kitchen, dining and living area, where an impressive asymmetrical raked ceiling adds a real sense of height and space. The central kitchen is exceptionally well considered, with a generous island incorporating clever shelving, a large pantry, double fridge cavity and hard flooring that flows through the main living areas. Two sets of sliding doors extend the living space outdoors to separate patios, surrounded by well-maintained, low-maintenance gardens and lawns. A cavity slider separates the additional lounge or media room, offering flexibility for families.

Tucked privately at the rear, the master suite includes a walk-through wardrobe, ensuite and its own sliding door to another patio. Three further bedrooms share the family bathroom, complete with a shower over the bath, while hallway storage adds extra practicality.

The single internal-access garage incorporates a dedicated laundry nook and storage, with convenient access through the rear door to the clothesline via a concrete pathway that connects right around to the front garden. Fully fenced and easy-care, the outdoor space is just as thoughtfully planned as the home itself.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	408 sqm
Floor area	136 sqm
Tenure	Freehold
Rateable value	\$570,000
Land value	\$210,000
Improvements value	\$360,000
Rates	3238.35
Council zone	Living 1

ENERGY

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

CONSTRUCTION

Year built	2013
Roof	Steel/G-iron

EDUCATION

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

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Garden shed (1), Heated towel rails (2), Heat pump and (1) remote, Light fittings, Range hood

NOTES

[illegible]



INTRODUCING

CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of \$150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

 cameron@mkrealestate.co.nz

 mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008