

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

21A LEESTON AND LAKE ROAD, LEESTON



# 21A LEESTON AND LAKE ROAD, LEESTON

Enquiries Over \$770,000

## IS THIS THE ULTIMATE FAMILY HOME?

 5  2  2  250 m<sup>2</sup>  1070 m<sup>2</sup>

Offers over \$770000 considered.

This large very well presented home of approximately 250m<sup>2</sup> on a private thoughtfully planted and landscaped 1070m<sup>2</sup> section is everything and more that you and your busy family are looking for.

The home comprises of a newly refurbished spacious family sized kitchen with a genuine walk in pantry which is adjoining a family dining and living area which in turn leads to a large separate lounge with patio access. The heating in the living areas is by way of freestanding logburner and heatpump plus the well insulated home has an HRV system and is double glazed. There are potentially five bedrooms available for the expanding family (or could be four bedrooms and office) with a central bathroom upstairs and a shower and a separate toilet downstairs. Add to this a separate laundry and lots of good old fashioned storage and you have all the makings of a substantial family home. Outdoors find an oversized standalone double garage which provides space for several vehicles and still have plenty of room for a workbench and more storage plus there is a sheltered BBQ area, ample lawn for test matches, a garden shed and plantings with privacy in mind. There is plenty of property here both inside and out and we know you will be impressed with the value on offer here.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS

**STEPHAN KNOWLER**

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## LEGALS

|                    |                    |
|--------------------|--------------------|
| Land area          | 1070 sqm           |
| Floor area         | 250 sqm            |
| Tenure             | Freehold           |
| Rateable value     | \$750,000          |
| Land value         | \$270,000          |
| Improvements value | \$480,000          |
| Council zone       | Residential Zone B |

## ENERGY

|             |                         |
|-------------|-------------------------|
| Heating     | Heat Pump               |
| Windows     | Aluminum Double Glazing |
| Ventilation | HRV                     |

## CONSTRUCTION

|            |                                |
|------------|--------------------------------|
| Year built | 1995                           |
| Exterior   | Concrete block and Cementboard |
| Roof       | Tin                            |

## EDUCATION

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

## CHATELS

Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, Extractor fan (2), Fixed floor coverings, Garden shed (2), Heated towel rails (1), Heat pumps (1) and 1 remote, Light fittings, Range hood, Smoke detectors, TV Bracket (1), HRV, Panel heaters (2)





## 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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