

MCRAE & KNOWLER

PROPERTY BROCHURE

3 EARLSBROOK BOULEVARD, LINCOLN



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Deadline Sale, Closing October 22nd at 4pm

INVEST THEN NEST.

 4  2  3  254 m²  639 m²

This recently completed home and surrounds has been designed and built by renowned local building company KAD Build Ltd and having been built to the highest of standards it contains the fittings and fixtures you would expect in the show home of this well regarded company. This property is currently their show home and also acts as their administration hub with the triple garage having been converted to a work space.

There is so much to take in from the formal entranceway to the stunning kitchen with its stone benchtops, quality appliances and genuine Butlers pantry with the sun filled dining/living space adjoining and beyond to the spacious formal lounge. Outdoor living and dining options are perfectly catered for with the beautifully landscaped sun filled back yard with its large Kwila deck easily accessed from the hub of the home. The four double bedrooms are all generous in size and well serviced by the upmarket bathrooms with the master ensuite being particularly sumptuous. Heated by a ducted heat pump system you will enjoy year round comfort through the coolest of winters and hottest of summers. Perfectly rounding off this home is its functional separate laundry and the oversized triple garage attached.

This property is offered initially as an investment proposition with KAD Build Ltd as tenants for two years (negotiable) with the rent to be set at \$1000 per week offering a fantastic opportunity for you to secure a quality home with guaranteed rent while you make plans to relocate.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	639 sqm
Floor area	254 sqm
Tenure	Freehold
Rateable value	\$1,060,000
Land value	\$360,000
Improvements value	\$700,000

ENERGY

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

CONSTRUCTION

Year built	2026
Exterior	Brick & Linea Oblique
Roof	Iron
EQ repairs	Post Quake Build

EDUCATION

Primary	Ararira Springs Primary- Te Puna o Ararira
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (2) and 4 remotes, Window treatments, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rails (2), Ducted heat pump, Light fittings, Range hood, Smoke detectors,



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



stephan@mkrealestate.co.nz



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