

MCRAE & KNOWLER

PROPERTY BROCHURE

202 CURRIES ROAD, SPRINGSTON



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Enquiries Over \$799,000

ESCAPE TO THE COUNTRY

 3  1  1  131 m²  1.725 Hectares

Positioned on 1.72 ha (approx. 4 acres) on quiet Curries Road in the renowned farming district of Springston a short distance from the township of Lincoln and Rolleston this property offers an outstanding opportunity to get into the lifestyle market and enjoy everything the countryside has to offer.

The two bedroom and study (could be small 3rd bedroom) home enjoys a mature setting which offers tranquility and shelter but still allows for rural views and glimpses of the Port Hills. The home built in the early 1900s has a homely feel and as well as the bedroom options has a functional kitchen and dining space, good sized living with log burner on wet back opening out on to a wrap around country style deck and veranda and a spacious bathroom.

Outdoors there is a standalone studio with storage shed attached, a separate garage, a large workshop/garage/man shed with power, a dog run and other small handy sheds. The land is in one paddock and is suitable for running a few cattle, ponies or just somewhere for the kids to ride their motorbikes. While a recent building inspection showed the home to be sound there is some cosmetic enhancement that would allow you to put your mark on the property.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	1.725 Hectares
Floor area	131 sqm
Tenure	Freehold
Rateable value	\$805,000
Land value	\$370,000
Improvements value	\$435,000
Council zone	Rural Industry Zone B

ENERGY

Heating	Heat Pumps
Windows	Wooden frames
Water heating	Electric

CONSTRUCTION

Year built	1916
Exterior	Weatherboard
Roof	Iron

EDUCATION

Primary	Springston School
Secondary	Lincoln High School

CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, Extractor fan (1), Fixed floor coverings, Garden shed (1), Heated towel rail (1), Heat pumps (2) and 2 remotes, Light fittings, Range hood, Refrigerator, Smoke detectors, TV Brackets (2),

NOTES

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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