MCRAE & KNOWLER

PROPERTY BROCHURE

10 CHERVIER STREET, LEESTON



10 CHERVIER STREET, LEESTON

Deadline Sale (unless sold prior), Closing 11th of November at 4pm

THE ONE AND ONLY!

4 2 3 340 m² 1154 m²

Where else do you find a genuine 340m2 family home on a 1154m2 section over looking an expansive park within a short walk of a town centre with its supermarket, cafes, hotel, medical centre and more at a very affordable level for what is on offer? This remarkable property at 10 Chervier Street Leeston presents a one off opportunity and is on the market for the very first time giving you the chance to become just the second owner.

On offer is a genuinely large family home with its four oversized double bedrooms, various living options including a family lounge (with logburner) , a dining/living space with its adjoining expansive new kitchen complete with its stone benches, endless storage, quality appliances and being set for morning sun and offering views over the park this kitchen is the natural focal point for the home. Add to this a third living area upstairs (ideal for games room, childrens lounge or work from home space), two well appointed bathrooms, separate laundry, a large storage room which could be a further living space and attached double garage plus carport - this home really does offer something for everyone.

Outdoors the private north facing landscaped section offers an incredible amount of off street parking and plenty of room for those with green fingers to enjoy gardening. If you want a super sized home on a large section the size of which is becoming so hard to find we know you will appreciate everything on offer at 10 Chervier Street.

Immediate possession available.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

STEPHAN KNOWLER stephan@mkrealestate.co.nz 027 229 9522













LEGALS

Land area	1154 sqm
Floor area	340 sqm
Tenure	Freehold
Rateable value	$800,000
Land value	$280,000
Improvements value	$520,000

ENERGY

Heating	Heat Pumps
Insulation	Walls and Roof
Windows	Aluminum
Water heating	Electric

CONSTRUCTION

Year built	1995
Exterior	Summerhill Stone and Hardiplank
Roof	Iron

EDUCATION

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

CHATTELS

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

NOTES



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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