MCRAE &
KNOWLER

PROPERTY BROCHURE

23 LOTUS PLACE, WIGRAM



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Deadline Sale, Closing November 23rd at 2pm
($850,000 - $900,000)

SET BACK, PRIVATE AND RARELY THIS GENEROUS

3 2 2 163 m² 683 m²

Set on a generous 683m² (approx) section, this three-bedroom, two-bathroom home gives your family the outdoor space that is a rare find in Wigram. Head out onto the backyard and you're looking straight at the Port Hills. It's an easy home to live in and it will appeal to everyone from young families to downsizers.

Inside, the kitchen, dining and lounge come together as one open-plan space. The central island and breakfast bar make it the natural gathering point.

Outside, multiple outdoor living areas let you follow the sun through the day. The rest of the garden has room for the kids to kick a ball and the dog to run. There is also plenty of scope to landscape it the way you've always pictured.

The main bedroom has a walk-in wardrobe and a private ensuite with a tiled shower. The family bathroom is bright and practical with a tiled shower.

The double garage is insulated and carpeted, which makes it far more than a place to park. Use it as a home gym, a kids' rumpus or a hobby space and still have plenty of off-street carparks for the cars.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

TIAAN KILIAN tiaan@mkrealestate.co.nz 027 842 4345













LEGALS

Land area	683 sqm
Floor area	163 sqm
Tenure	Freehold
Rateable value	$940,000
Land value	$540,000
Improvements value	$400,000

ENERGY

Heating	Heat Pumps
Insulation	Walls, Roof and Garage
Windows	Aluminum Double Glazing
Water heating	Gas

CONSTRUCTION

Year built	2022
Exterior	Plaster and Lineaboard
Roof	Colorsteel
EQ repairs	Post Quake Build

EDUCATION

Primary	Wigram Primary School, Aidanfield Christian School,
Secondary	Hornby High School

CHATTELS

Auto garage door opener (1) and 2 remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Induction cooktop, Extractor fans, Fixed floor coverings, Heated towel rails (2), Heat pump (1) and 1 remote, Light fittings, Range hood, Smoke detectors, 2 TV Brackets, Gas califont,

NOTES



INTRODUCING

TIAAN KILIAN

Tiaans journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.

SCAN TO REQUEST A MARKET PRICE UPDATE

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