MCRAE & KNOWLER

PROPERTY BROCHURE

5 CASSINI PLACE, LEESTON



5 CASSINI PLACE, LEESTON

Enquiries Over $699,000

BIG SECTION, SMART PRICE

4 2 2 192 m² 725 m²

Set in a quiet cul-de-sac in Leeston's popular Monticello subdivision, this tidy brick home offers easy family living on a generous 725sqm (approx.) section, just a 10-minute walk from the shops and amenities of Leeston township.

Out front, a wide exposed aggregate driveway gives plenty of off-street parking, and neat hedging and a well-kept lawn add good street appeal. The open-plan kitchen, dining and living area is the heart of the home. Ranch sliders open onto the covered patio, a sheltered spot for outdoor dining and entertaining. A second living room can be closed off with cavity sliders and also opens to the patio. It works well as a kids' space or somewhere quiet to unwind. The home offers three double bedrooms plus a single, ideal for a home office or nursery. The master bedroom has a walk-in robe, an ensuite and sliding doors onto the garden. The central family bathroom is well appointed with both a bath and a separate shower, offering practicality and convenience. Double glazing and a whole-house Cloud Water Purification System keep the home warm and comfortable year-round. The fully fenced backyard is a real highlight, with a large, level lawn for kids and pets. Keen gardeners will appreciate the raised vegetable beds and glasshouse, and a garden shed adds extra storage. A double internal access garage with the laundry completes the package.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

CAMERON MCRAE cameron@mkrealestate.co.nz 027 769 6696













LEGALS

Land area	725 sqm
Floor area	192 sqm
Tenure	Freehold
Rateable value	690,000
Land value	260,000
Improvements value	430,000
Rates	4822.65
Council zone	Living XA

ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2014
Exterior	Brick
Roof	Steel/G-iron

EDUCATION

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

CHATTELS

Auto garage door opener, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fans, Fixed floor coverings, Garden shed, heated towel rails, Heat pump and (1) remote, Light fittings, Rangehood, Security system, Smoke detectors, Waste disposal, Window treatments, Glass house 9with trampoline , Cloud water purification system

NOTES



INTRODUCING

CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of $150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever – Charlie.

SCAN TO REQUEST
A MARKET PRICE
UPDATE

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