MCRAE &
KNOWLER

# PROPERTY BROCHURE

## 44 PENNINGTON STREET, LEESTON



# 44 PENNINGTON STREET, LEESTON

Enquiries Over $635,000

# CLASSIC KIWI CHARM, SUMMER STARTS HERE

3 | 1 | 2 | 127 m² | 1012 m²

Full of classic Kiwi appeal, this welcoming Leeston home is all about easy living, a big backyard and making the most of the warmer months ahead. Set on a generous 1,012m² section, with fresh neutral paint and new carpet, it's a home where you can settle in, spread out and enjoy everything that comes with small-town living. Inside, you'll find three bedrooms, open-plan living and an updated kitchen and bathroom, complemented by a separate laundry. The freshen-up gives the home a light, welcoming feel, while the practical layout makes it a great option for first-home buyers, families or anyone looking for a place to make their own.

Step outside and the lifestyle really comes into its own. The spacious backyard offers plenty of room for the kids to play, gardens to grow or summer get-togethers with family and friends, while the deck is made for relaxed afternoons and evening BBQs. A great sized double garage/workshop and ample off-street parking add to the appeal, giving you the space and practicality that are always handy to have.

With Leeston Primary School and local shops within walking distance, and Ellesmere College close by, everyday life is easy. You can enjoy the friendly feel of a country community while keeping Rolleston and Lincoln within a short commute. If you've been looking for a home with a timeless villa appeal, a generous section and space to enjoy the summer ahead, this could be the opportunity you've been waiting for.

**SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS**

**COURTNEY GOSNEY** courtney@mkrealestate.co.nz 022 132 1539













## LEGALS

| | |
|---|---|
| **Land area** | 1012 sqm |
| **Floor area** | 127 sqm |
| **Tenure** | Freehold |
| **Rateable value** | $620,000 |
| **Land value** | $280,000 |
| **Improvements value** | $340,000 |

## ENERGY

| | |
|---|---|
| **Heating** | Heat Pump |
| **Insulation** | Walls and Roof |
| **Windows** | Aluminum |
| **Water heating** | Gas |

## CONSTRUCTION

| | |
|---|---|
| **Exterior** | Weatherboard |
| **Roof** | Iron |

## EDUCATION

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

## CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven, induction cooktop, Fixed floor coverings, Garden shed (1), Heat pump (1) and 1 remote, Light fittings, Range hood, Smoke detectors, TV Bracket, Sunshade over deck, Spare carpet, Pink batts, Ceiling fan,

# NOTES



INTRODUCING

# COURTNEY GOSNEY

With a strong background in sales, customer service, and leadership, Courtney brings proven marketing expertise, excellent communication, and a results-focused approach to real estate. She has a knack for showcasing homes in the best possible light and creating marketing campaigns that get properties noticed.

Known for her down-to-earth nature and can-do attitude, Courtney isn't afraid to roll up her sleeves to help achieve the best outcome. Whether it's negotiating a great result, moving furniture before a photoshoot, grabbing a broom, or helping prepare a home for the market, no job is too big or too small.

Now living in Leeston, Courtney enjoys being part of the local community and helping people across Selwyn navigate their property journey with confidence. She prides herself on honest advice, clear communication, and making the buying and selling process as straightforward as possible.

Backed by the experienced team at McRae & Knowler Real Estate, Courtney is committed to delivering exceptional service and outstanding results from start to finish.

SCAN TO REQUEST
A MARKET PRICE
UPDATE

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