MCRAE &
KNOWLER

PROPERTY BROCHURE

7 FUSILIER STREET, HOON HAY



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Deadline Sale, Closing Tuesday 1st December 2026 at 12 pm

FIRST HOME, NO TO-DO LIST

3 | 1 | 1 | 106 m² | 615 m²

Tucked down a quiet cul-de-sac just moments from Hoon Hay Park, this tidy home has real heart. It sits among well-established gardens and has a layout that moves easily between indoor and outdoor living.

Your welcome begins on the front verandah, a lovely spot to catch the morning sun on your way to the front door. Inside, the living room has its own French doors that open back out to the verandah. A new, larger freestanding log burner heats the whole home, while a heat pump and SAYR positive pressure ventilation system add comfort and convenience. From the living room, sliding doors open to the kitchen and dining area. The kitchen has plenty of bench and cupboard space, a wall oven and electric cooktop, and a window above the sink that overlooks the backyard. Each of the three double bedrooms has a built-in wardrobe, and the two at the front are a sun trap through the first half of the day. The well-sized family bathroom has a shower, and the dual access toilet can also be reached from the separate laundry. Step through the French doors from the dining area, and you will find a real advantage of this home: a large covered deck running the full width of the house. Sheltered at both ends and fitted with pull-down canvas sides, it can be fully enclosed. Beyond the deck, the backyard is well presented, with established gardens, raised planter boxes and a side patio that catches the morning sun. The yard itself gets the afternoon and evening sun, making it the perfect place for entertaining. The home has a new Colorsteel roof installed last year.
Completing the property is a single detached garage with a car porch at the front and a hobby room at the rear. With the playgrounds, sports fields and walking paths of Hoon Hay

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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













LEGALS

Land area	615 sqm
Floor area	106 sqm
Tenure	Freehold
Rateable value	650000
Land value	390000
Improvements value	260000
Rates	4162.12
Council zone	Residential

ENERGY

Heating	Log Burner, Heat Pump
Insulation	Roof
Windows	Single Glazed
Water heating	Electric

CONSTRUCTION

Year built	1970's
Roof	Iron, including steel
EQ repairs	CLM/2012/035165, CLM/2011/164510, CLM/2010/084761

EDUCATION

Early childhood	Kidsfirst Kindergartens Mathers Road, Hoon Hay Community Preschool
Primary	Spreydon School
Secondary	Hillmorton High School,

CHATTELS

Window coverings, Clothesline, Wall/under bench oven, Cooktop/hob, Bathroom extractor fans, Fixed floor coverings, Garden shed, Heat pump, Light fittings, Rangehood, Smoke detectors, Ventilation System, Cooktop/hob (Electric)

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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mkrealestate.co.nz

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