MCRAE & KNOWLER

PROPERTY BROCHURE

34 COLLISSON STREET, LEESTON


34

34 COLLISSON STREET, LEESTON

Deadline Sale, Closing Tuesday 1st December at 2 pm

TICKS ALL THE BOXES

4 2 3 215 m² 616 m²

Four bedrooms, a dedicated office, triple garaging, and a backyard with its own putting green: this superb family home in the heart of Leeston is well presented and ready to enjoy from day one. The open-plan kitchen, dining and living area sits at the centre of the home and opens to the patio and rear garden. The kitchen is a highlight, featuring generous stone bench space, feature tiling, a walk-in pantry, a double plumbed fridge cavity and a picture window looking out over the garden. Just off the entranceway, a separate office gives you a proper work-from-home space away from the living areas. The master bedroom has a walk-through wardrobe, ensuite and direct access to its own patio, while three further double bedrooms, each with built-in wardrobes, share the family bathroom. Storage is exceptional, with two large cupboards in the hallway and a third in the living area. A heat pump keeps the home comfortable year-round, and a separate laundry adds to the practicality. The triple garage is a real strength, with the single door offering drive-through access to the back of the property. Landscaped and well cared for, the grounds are set up for a family to get outside and make the most of summer. There is a mini golf putting green, a barked trampoline area, a pebbled BBQ space and a sheltered alfresco area for entertaining, along with an enclosed vegetable garden and a garden shed.

Settle in, fire up the BBQ and enjoy the summer.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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













LEGALS

Land area	616 sqm
Floor area	215 sqm
Tenure	Freehold
Rateable value	$760,000
Land value	$250,000
Improvements value	$510,000
Rates	$3,530.10
Council zone	Living XA

ENERGY

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

CONSTRUCTION

Year built	2020's
Exterior	Brick
Roof	Iron, including steel

EDUCATION

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

CHATTELS

Automatic garage door facility, Window coverings, Dishwasher, Wall/under bench oven, Cooktop/hob, Fixed floor coverings, Heat pump, Light fittings, Rangehood

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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