MCRAE & KNOWLER

PROPERTY BROCHURE

60 WAIKIRIKIRI AVENUE, LINCOLN



60 WAIKIRIKIRI AVENUE, LINCOLN

Offers Over $1,139,000

IMPECCABLY FINISHED FAMILY LIVING

4 2 2 254 m² 693 m²

Immaculately presented, with views of the Port Hills, this contemporary four-bedroom family home is sure to tick your boxes.
Enter the light and bright dining and lounge spaces, while the kitchen stands proud at the centre with its clean lines, generous storage, stone benchtops and a walk-in pantry. There's even a serving window connecting the kitchen to the alfresco area, making it the prefect entertaining set up. With its high ceilings it gives the feel of luxury - It's the kind of space that makes hosting a breeze and weeknights just as easy. A separate lounge further adds to the flexibility of this space.

The master suite is complete with a walk-through wardrobe and ensuite. Dual aspect sliding doors to the patio fill the room with light. The remaining three bedrooms are all spacious with double sliding robes. Both bathrooms have been finished with care, with beautiful feature tiling and black finishings. A separate laundry and carpeted garage complete the home. You will be kept warm with the zoned, ducted heating and HRV System.

Being on a corner section gives the outdoor space a more open feel with far reaching views. A combination of easy-care landscaping, grass, decking and patio spaces provides versatility. An extended roofline adds that luxury feel over a large deck for summer barbecues. Everything about this home has been carefully considered and executed to a high standard.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

HOLLY SIDDONS holly@mkrealestate.co.nz 020 415 35251













LEGALS

Land area	693 sqm
Floor area	254 sqm
Tenure	Freehold
Rateable value	1,060,000
Land value	410,000
Improvements value	650,000
Rates	5208.20

ENERGY

Heating	Ducted Heap Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric
Ventilation	HRV

CONSTRUCTION

Year built	2024
Exterior	Roughcast and Cedar
Roof	Colorsteel
EQ repairs	Post Quake Build

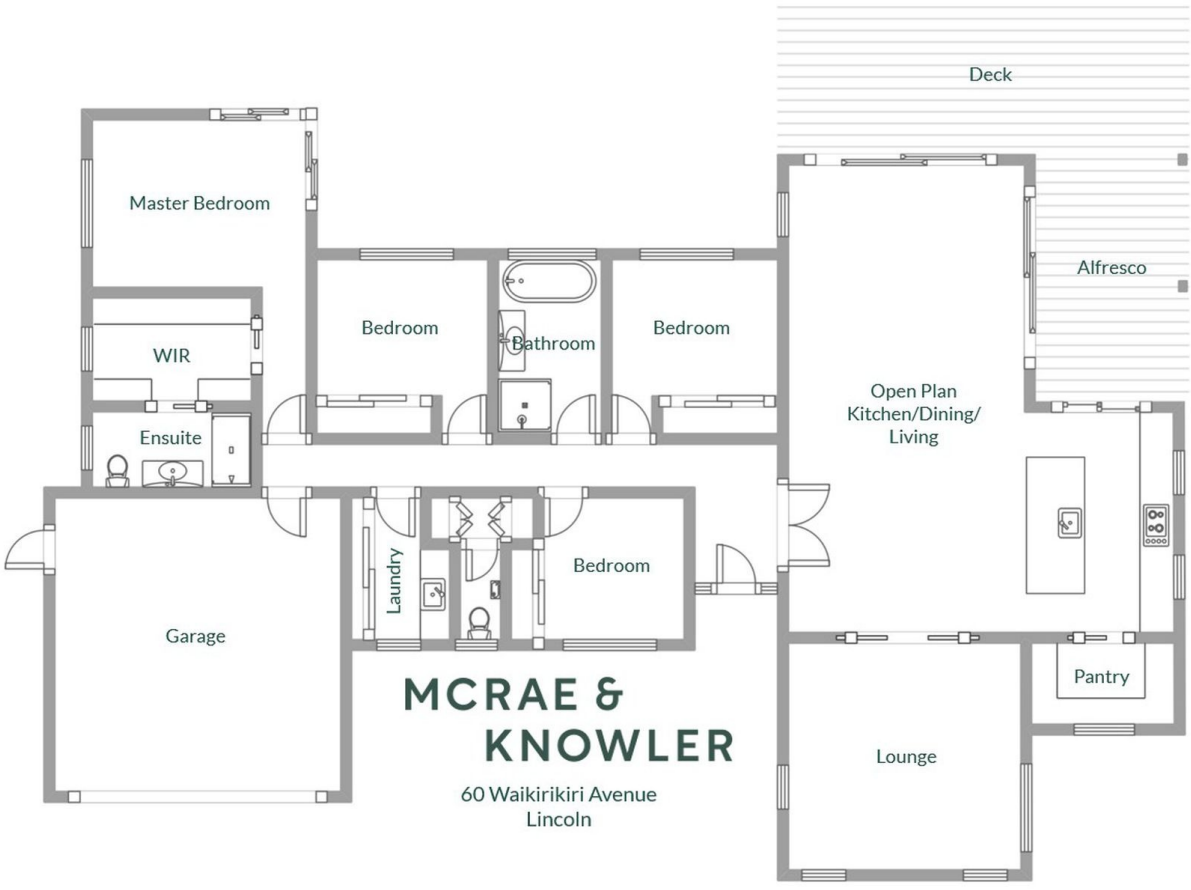
EDUCATION

Primary	Ararira Springs Primary
Secondary	Lincoln High School

CHATTELS

1 Auto garage door opener and 2 remotes, Window treatments, Dishwasher, Electric oven, Induction cooktop, Bathroom extractor fan, Fixed floor coverings, 2 Heated towel rails, Ducted heat pump, Light fittings, Range hood, Smoke detectors, TV brackets, HRV ventilation system, Built in microwave,

NOTES


Deck
Master Bedroom
Bedroom
Bathroom
Bedroom
Alfresco
WIR
Ensuite
Open Plan
Kitchen/Dining/
Living
Laundry
Bedroom
Garage
Pantry
Lounge
MCRAE &
KNOWLER
60 Waikirikiri Avenue
Lincoln



INTRODUCING

HOLLY SIDDONS

With a strong background in marketing and sales, Holly knows the value of building relationships, putting the client's needs first, ensuring customer satisfaction and most importantly working with integrity.

Holly brings over four years of real estate experience in the Selwyn property market, where she has successfully sold more than $50 million worth of property. From two-bedroom units to large lifestyle blocks, her strategic mindset, strong communication skills, and deep understanding of the local area make her a trusted advisor for both buyers and sellers.

Known for her professional yet friendly approach, attention to detail, and commitment to achieving the best possible outcomes for her clients. Passionate about real estate and dedicated to delivering results, she consistently builds strong relationships and delivers exceptional service from start to finish.

SCAN TO REQUEST
A MARKET PRICE
UPDATE

holly@mkrealestate.co.nz

mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008