MCRAE & KNOWLER

PROPERTY BROCHURE

64 BROOK STREET, SOUTHBRIDGE

64 BROOK STREET, SOUTHBRIDGE

Enquiries over $635,000

START HERE OR INVEST SMART

3 2 2 153 m² 677 m²

Positioned in a popular rural community, this 2023-built home offers a straightforward, low-maintenance option for buyers looking to get into the market or secure a solid investment.

Key Features:

Open-plan kitchen, living and dining with good natural light
Kitchen with gas hob, electric oven, dishwasher and ample storage
Indoor-outdoor flow to a private patio
Three double bedrooms, all with built-in wardrobes
Master bedroom with walk-in robe
Main bathroom with shower, bath, vanity and toilet
Heat pump and electric fire for year-round comfort
Double internal access garage with integrated laundry
Fully fenced section with electronic gate

Currently tenanted, this property offers immediate rental income or the option to move in down the track. Come and see why Southbridge is a growing community that more and more people are choosing to call home.

* Viewing is by appointment only get in touch today to arrange your viewing

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

STEPHAN KNOWLER stephan@mkrealestate.co.nz 027 229 9522













LEGALS

Land area	677 sqm
Floor area	153 sqm
Tenure	Freehold
Rateable value	630000
Land value	220000
Improvements value	410000
Rates	4420.70

ENERGY

Heating	Electric Fire, Heat Pump
Windows	Double Glazing
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2023
Exterior	Brick
Roof	Tin Tile
EQ repairs	Post Quake Build

EDUCATION

Primary	Leeston School
Secondary	Ellesmere College

CHATTELS

Auto garage door opener, Window treatments, Dishwasher, Electric oven and cooktop, Fixed floor coverings, Garden shed, 2 Heated towel rails, 1 Heat pump and 1 remote, Light fittings, Range hood, Smoke detectors, Electric fire

NOTES



INTRODUCING

STEPHAN KNOWLER

Stephan commenced selling real estate in the Selwyn District in 2004. With his experience and down-to-earth, practical advice, which is increasingly rare, he offers a valuable service. Holding an AREINZ National Diploma and Branch Manager Qualifications, Stephan is not only a hard-working agent but also a highly qualified one. As enthusiastic as ever, he has extensive experience in all aspects of real estate, including residential, lifestyle, rural, and the development and sale of large subdivisions. Over his many years in the industry, he has handled a wide range of transactions.

Whether you're selling a small cottage or a large rural property, you can expect a stress-free experience and a great outcome with minimal fuss. Having bought and sold numerous properties himself, Stephan understands the perspective of both vendors and purchasers, and he treats everyone with the respect he himself would expect. Growing up in the deep south of Western Southland, he retains a deep love for the land and currently lives on a 13-hectare property in the Irwell district.

When not working, Stephan enjoys spending time with his wife Leonie and their three daughters, Georgia, Matilda, and Jemima. He also loves exploring the great outdoors, with hobbies including fishing, hunting, diving, and boating.

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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.

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