



Property Information Pack

Proud to be here

Presenting

6 Lunn Crescent

Leeston, Selwyn



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Property Brokers Ltd Licensed REAA 2008

**Property
Brokers** ^B



Landscaped Turn-key in Woodbury Estate

Located in sold out Woodbury Estate in the popular township of Leeston this very attractive new build is only a few weeks away from completion!

This 190m² home features a spacious kitchen with quality appliances including stone benchtop and butler's pantry which adjoins a dining space and beyond to a generous open plan living area plus separate lounge, four bedrooms, two bathrooms, ample storage including walk in linen cupboard, (master has WIR), separate laundry, formal entranceway and double garage attached.

Facing north and west on its 632m² section this home has been thoughtfully designed to make the most of the sun through the best part of the day with easy access to the generous patio from the dining living space and provides a blank canvas for your landscaping plans.

This home is amazing value for money and with similar builds in the development selling quickly we know this turn key package

will not last.

For a list of specifications and viewing please do not hesitate to contact Cam and prepare to secure an enviable lifestyle in Leeston.



Property Information

Legal Description	Lot 99 DP 585584 CT 1104788
Tenure	Freehold
Rateable Value	\$255,000
Land Value	\$255,000
Improvement Value	\$0
Area	190 m ² *
Land Area	632 m ² *
Bedrooms	4
Bathrooms	2
Living Areas	2
Garage	2
Age	2024
Insulation	Ceiling, Walls, Underfloor
Roof	Long Run
Joinery	Double Glazing
Cladding	Cedar, Brick
Heating	Air - Conditioning

Chattels

Auto Garage Door Opener (1) and Remote (2),
Dishwasher, Electric Stove - Built in, Fixed Floor
Coverings, Heated Towel Rail (x2), Heat Pump and
Remote, Light Fittings, Mirrors, Range Hood, Washing
Machine Taps



4 2 2 2

Cameron McRae

M 027 769 6696

E cameron.mcrae@pb.co.nz



For Sale

\$779,000

Address 6 Lunn Crescent, Leeston

View By appointment

Web pb.co.nz/ROU180282

Property Brokers Limited Licensed REAA 2008
Shop 13, 9 Masfield Drive, Rolleston 7614
P 03 929 0306 E rolleston@pb.co.nz

While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects. *more or less

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Record of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



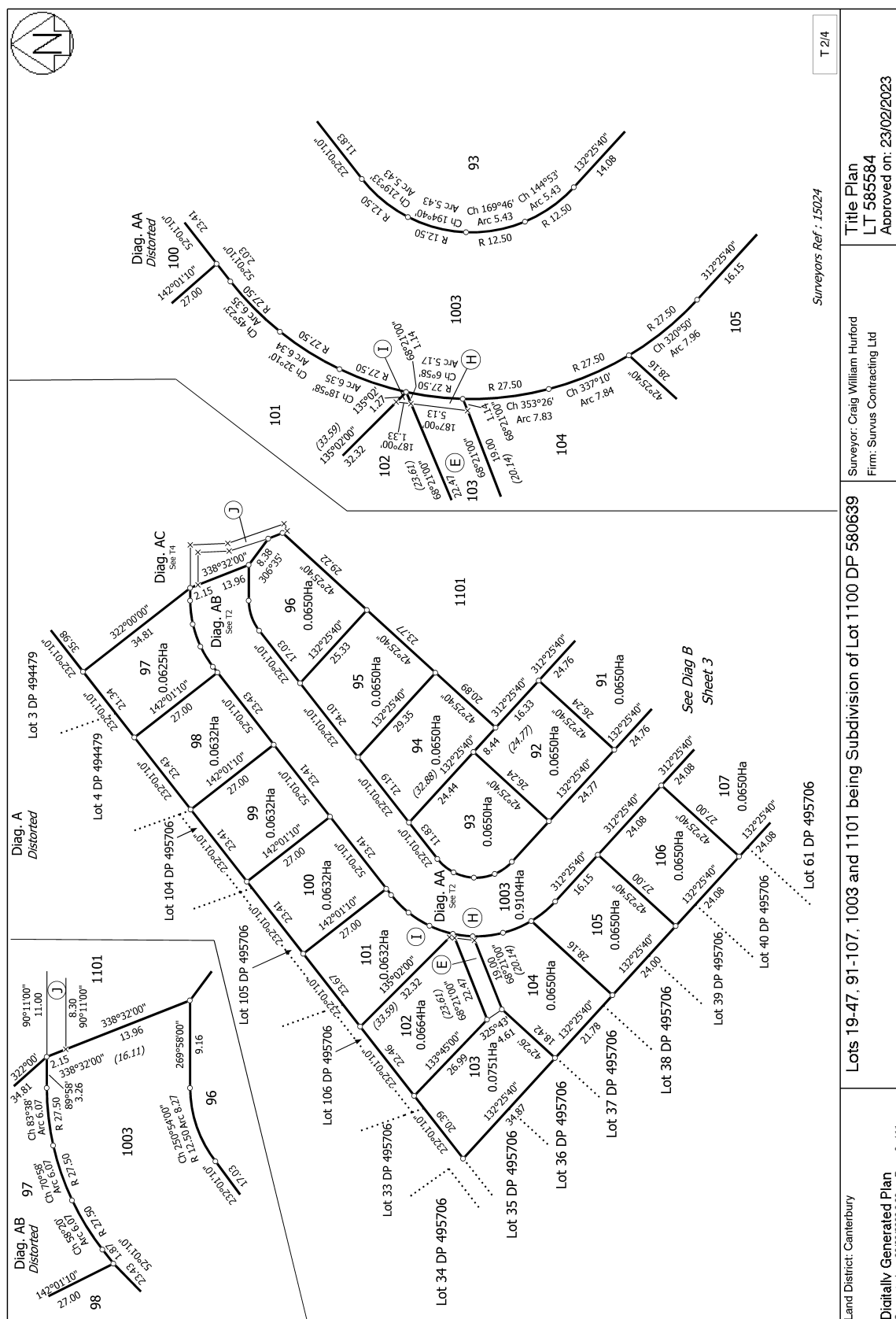

R.W. Muir
Registrar-General
of Land

Identifier **1104788**
Land Registration District **Canterbury**
Date Issued 10 February 2023

Prior References
1086213

Estate Fee Simple
Area 632 square metres more or less
Legal Description Lot 99 Deposited Plan 585584
Registered Owners
Stephan Charles Knowler

Interests
Land Covenant in Covenant Instrument 12650695.1 - 19.1.2023 at 2:21 pm
Land Covenant in Covenant Instrument 12657770.11 - 10.2.2023 at 4:36 pm





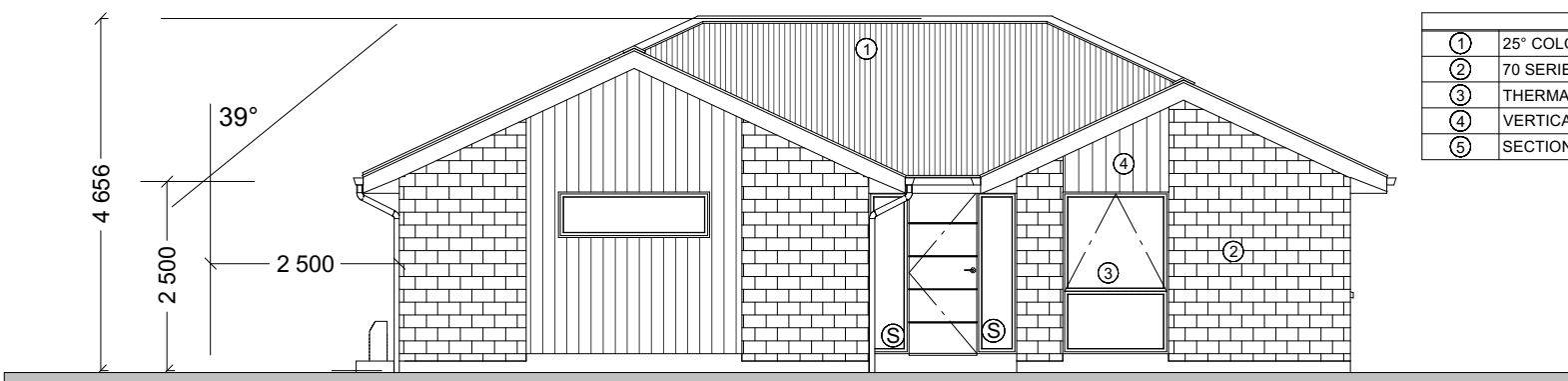
Floor Plan



North Elevation



East Elevation

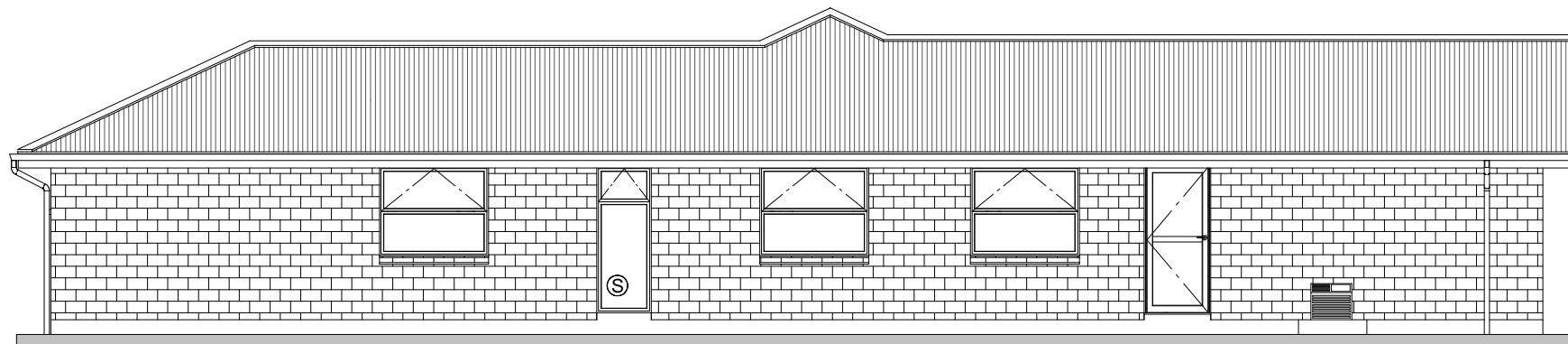


South Elevation

NOTE SCHEDULE	
①	25° COLOURSTEEL CORRUGATE ROOF
②	70 SERIES BRICK VENEER
③	THERMAL BROKEN ALUMINIUM DOUBLE GLAZED WINDOWS AND DOORS R0.50
④	VERTICAL CEDAR CLADDING
⑤	SECTIONAL GARAGE DOOR

Safety Glass (S)

West Elevation



DT Design

Mobile 022 101 8879
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE



DT DESIGN



Proposed
Residence For

KAD Build Ltd
Lot 99 Woodbury Estate
Leeston

Date: 7/9/2023

Area:

Scale: 1-100

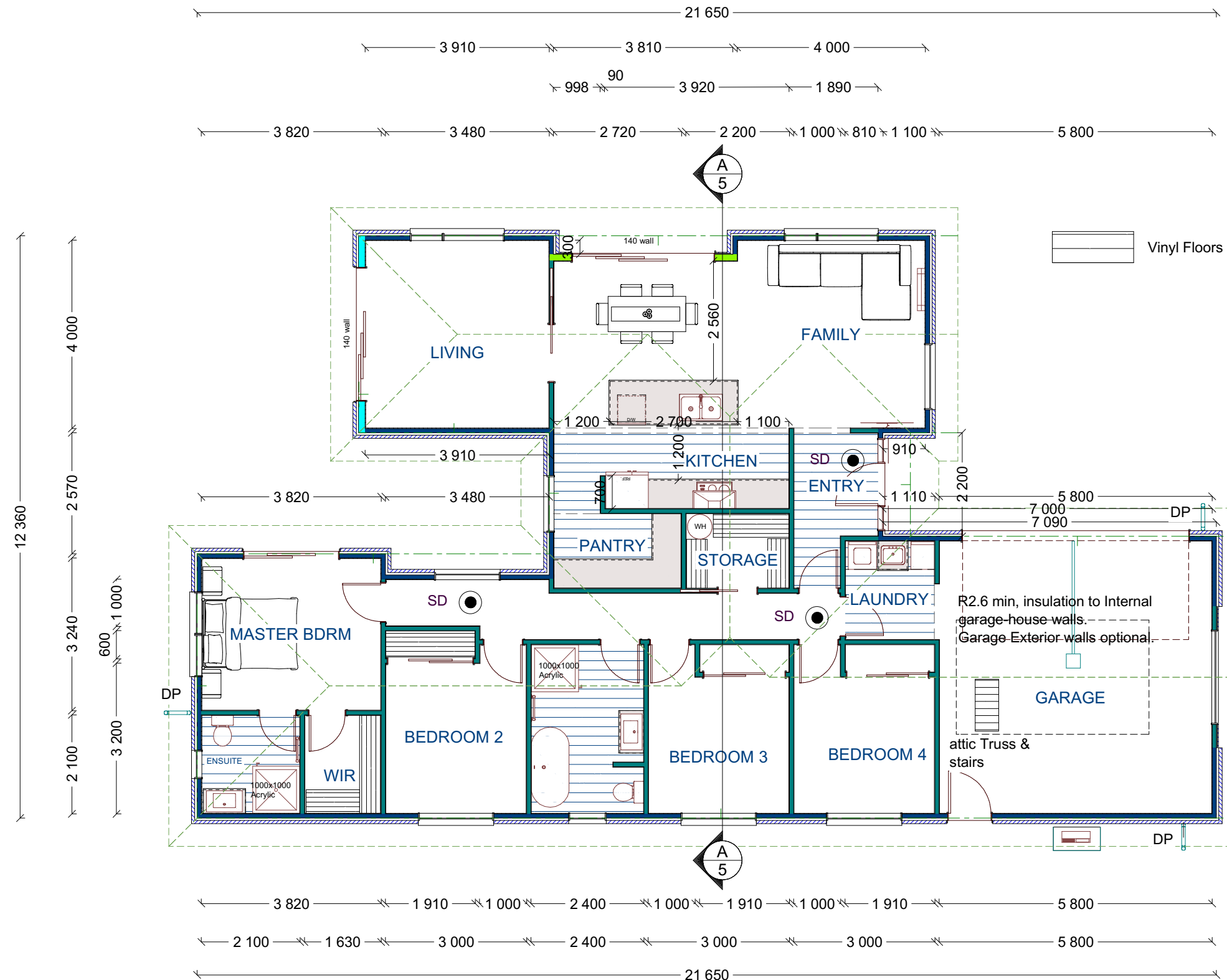
Plan #

Drawn By: D Sowerby

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Alternative solution for floor planking,
Uzin KE 66 Adhesive to be used as per attached docs



Flooring- to comply with E3 amendment 7 2021

Sec 3.0 water splash in open space, flooring to extend 1.5m from fixtures & appliances (island sinks included)

PVC Planking - sealed joints and sealed or coved at edges where watersplash may occur
Tiles- Ceramic or stone tiles to have 6% maximum water absorption, waterproof grouted joints, and bedded with an approved adhesive.



Smoke Alarm. Complying with BS EN 14604, ISO 12239, or AS 3786.

Note.
All recessed downlights to be CA80, CA135, IC-F rated with 1-per 5m² minimum

Acrylic proprietary unit in both bathrooms.
All shower units to have safety glazing to doors & screens to comply with AS/NZS 2208:1996

Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

All painted surfaces in wet areas to be painted with Resene Spacecoat or Similar approved paint finish.

Floor Plan
Area 189.9m² O/Frame
Area 199m² O/Found
Scale 1-100

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Site Details

Address	Woodbury Estate
Town-City	Leeston
Area	Selwyn
Lot	99
DP	585584
Land Area	632m ²
Plan Footprint	199m ² O/Found
Coverage	31%
Wind Zone	High
Wind Region	A
Earthquake Zone	2
Snow Zone	N4

Plan Directory

Page	View
1	Site Plan
2	Floor Plan
3	Elevations

SECURITY FENCING.

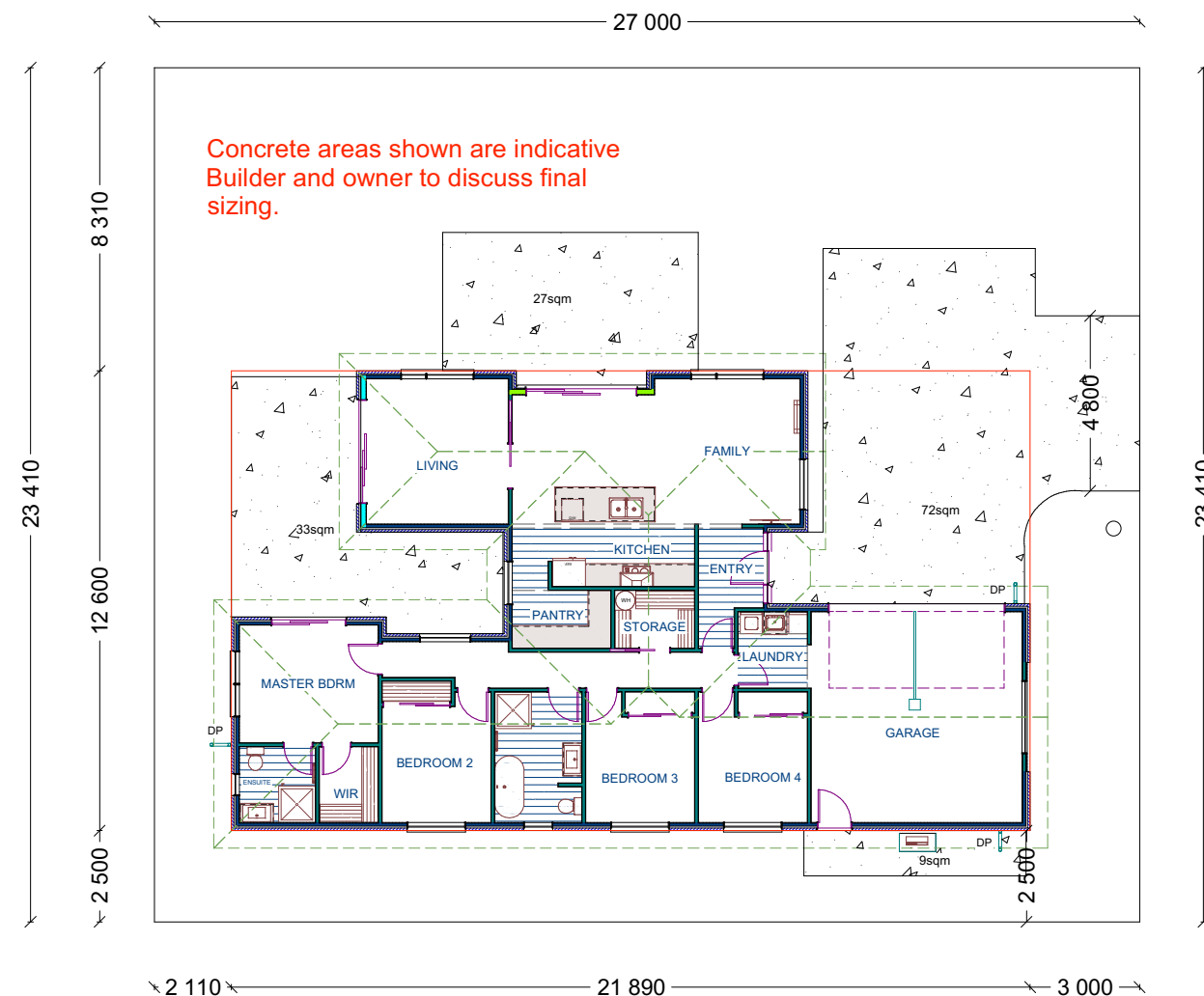
Security fences to be erected to unprotected boundaries to meet F5 of the building code.
Lockable gates to entry.

Sediment Fences to boundaries where runoff could occur.

NOTE,

Site levels to be confirmed before construction commences.

FFL to be a minimum of 0.225mm above FGL at highest point of site at foundation.



Site Plan.
Scale 1-200

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