

smart
real estate



32 Dryden Ave, Rolleston

www.smartrealestate.co.nz ID # SMT10428



Location, location - Get in Quick!

ID# SMT10428

Situated on the boundary of Highgate Reserve and Children's Playground, what a Great location!

This property is sure to please, with modern open plan, kitchen, dining / family living room with outdoor flow onto a private patio / entertainment area.

Study and semi separate lounge. Double glazed windows and heat-pump, 4 bedrooms, Master bedroom has an En-suite and there's any additional family bathroom.

Internal access double garage. You'll love the outdoor Pergola / BBQ Area and great size 799sqm section. Close to Rolleston Square, stroll to Rolleston Primary School.

What a fabulous property and location - Words won't do - A must to view!



32 Dryden Ave, Rolleston

4  2  2  2 

Legal Description	Lot 103 DP 347822
Rateable Value	\$480,000
Land Value	\$180,000
Floor Area	180sqm
Land Area	799sqm
Year Built	2004
Rates	\$2,939.75
Chattels	Cooktop Oven, Fixed floor coverings, Drapes, Dishwasher, Extractor Fan, Garden Shed, Heated Towel Rail, Garage Door Remote, Heat Pump, Bedroom Eco Panel Heaters

Please be aware that this information has been sourced from third parties including Property Smarts/ Reinz/ Property Guru / Regional Councils / other sources and we have not been able to independently verify the accuracy of the same. Land and floor area measurements are approximate and boundary are indicative only.

Thinking of Selling?

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Example Sale Price of Home	Smart Real Estate 1.25% Fee	2.95%+ ^{*(b)}		3.95%+ ^{*(a)}	
		Commission	How much SRE could save you vs 2.95% ^{*(b)}	Commission	How much SRE could save you vs 3.95% ^{*(a)}
\$250,000	\$4,077	\$9,045	\$4,967	\$11,989	\$7,913
\$300,000	\$4,945	\$10,741	\$5,796	\$14,260	\$9,315
\$350,000	\$5,664	\$12,437	\$6,773	\$16,531	\$10,870
\$400,000	\$6,383	\$14,018	\$7,636	\$18,803	\$12,421
\$450,000	\$7,102	\$15,140	\$8,038	\$19,953	\$12,852
\$500,000	\$7,820	\$16,261	\$8,441	\$21,103	\$13,283
\$600,000	\$9,258	\$18,504	\$9,246	\$23,403	\$14,146
\$700,000	\$10,695	\$20,746	\$10,051	\$25,703	\$15,008
\$800,000	\$12,133	\$22,989	\$10,856	\$28,003	\$15,871
\$900,000	\$13,570	\$25,231	\$11,661	\$30,303	\$16,733
\$1,000,000	\$15,008	\$27,473	\$12,466	\$32,603	\$17,596

(a) 3.95% figures based on companies charging \$550 administration fee + 3.95% commission on the first \$400,000 then 2% thereafter + GST. Advertising costs are additional
(b) 2.95% figures based on companies charging \$490 administration fee + 2.95% commission on the first \$390,000 then 1.95% thereafter + GST. Advertising costs are additional
Smart Real Estate figures are based on 1.25% + \$550 administration fee + gst. Minimum commission \$2995 applies. Advertising costs are additional

“This is our 2nd property we have purchased with Diane in the last 12 months. Both times she has impressed us with her follow up, supply of information and pragmatic approach to problem solving. 10/10 Yes, we will be referring Diane on to anyone.” - Sharon T, Bryndwr

“As a purchaser, and through your advertising on Trade Me I met Diane, who couldn't have been more helpful. I found Diane very easy to talk too and explain the process to me. It was nice to have a friendly courteous lady to deal with. I will tell my friends about you.” - Jen B, Kirwee

Phone Diane Fraser today
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Smart Real Estate Limited

