

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

112 IRVINES ROAD, DUNSANDEL







# 112 IRVINES ROAD, DUNSANDEL

Deadline Sale (unless sold prior), 10th September 2025, 3pm

## CHARMING LIFESTYLE PROPERTY

 4  2  2  213 m<sup>2</sup>  9784 m<sup>2</sup>

Set on just under a hectare overlooking the Dunsandel countryside, this wee lifestyle property offers the perfect blend of character, comfort, and versatility.

The original relocated villa dates back to 1925 and has been updated and extended by the current vendors. The four-bedroom, two-bathroom character home is packed with personality! Wood panelling and leadlight windows blend with modern features, with plenty of scope for further updates.

Outdoors, the property is well set up for those seeking space, without feeling overwhelmed by its size. Separate shedding, an outdoor wash house, a tunnel house, a chicken coop and a double garage provide ample space for tools, toys and hobbies. The land is thoughtfully divided into five paddocks, offering options for grazing animals or simply enjoying the open space.

Situated just minutes from Dunsandel's local amenities, an easy 1km walk to the primary school and a short commute to both Rolleston and Christchurch via SH1, this lifestyle property delivers rural tranquility without sacrificing convenience.

Smaller Lifestyle properties don't come along so often - we suggest getting in quickly to secure this one!



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS





## LEGALS

Land area	9784 sqm
Floor area	213 sqm
Tenure	Freehold
Rateable value	800,000
Land value	410,000
Improvements value	390,000
Rates	\$3624.60
Council zone	Selwyn District Council

## ENERGY

Heating	Heat Pump & Log Burner (with wetback)
Insulation	Roof & Most Walls
Windows	Some Aluminum/Double Glazing - Mostly Timber/Single Glaze
Water heating	Electric & Wetback
Ventilation	Extractor Fan

## CONSTRUCTION

Year built	1925 - Relocated
Exterior	Weatherboard
Roof	Rolled Metal
EQ repairs	Files available

## EDUCATION

Early childhood	Dunsandel Playcentre & Dunsandel Childcare and Preschool
Primary	Dunsandel School & Burnham School
Secondary	Ellesmere College

## CHATTELS

Auto Garage Door Opener (1) and Remotes (2), Window Treatment, Clothesline, Dishwasher, Electric Oven, Gas Hob, Extractor Fan, Fixed Floor Covering, Garden Sheds / Kennels, Heated Towel Rails, Heat Pump (2) and Remotes (2), Light Fittings, Rangehood, Refrigerator, Smoke Detectors, Spa Pool, Tunnel House, Chicken House.



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112 Irvines Road,  
Dunsandel





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





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