

# MCRAE & KNOWLER

**PROPERTY BROCHURE**

7 BUXUS WAY , ROLLESTON







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By Negotiation

## HIGH-SPEC TURNKEY LIVING AT ITS BEST



3



2



2



159 m<sup>2</sup>



405 m<sup>2</sup>

Step into easy, modern living with this brand-new high-spec turnkey home, beautifully finished with full landscaping.

At the heart of the home, the stylish open plan kitchen, dining, and living area is designed for connection and comfort. The kitchen boasts a sleek stone benchtop, walk-in pantry, and sliding door access to the patio, while large stacker sliding doors from the living area further enhance the indoor-outdoor flow, perfect for entertaining or relaxed everyday living.

The spacious master suite features a walk-in robe, an elegant ensuite, and direct patio access. Two additional double bedrooms, a well-appointed family bathroom, and a thoughtfully designed laundry nook in the carpeted double garage (with handy attic storage) complete the picture.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS





## LEGALS

Land area	405 sqm
Floor area	159 sqm
Tenure	Freehold
Rateable value	\$315,000
Land value	\$315,000
Technical category	RV

## ENERGY

Heating	Heat Pump
Insulation	Walls, Roof, Floor (polystyrene board)
Windows	Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	2025
Exterior	Plaster and Cedar
Roof	Steel/G-iron

## EDUCATION

Primary	West Rolleston Primary School & Rolleston Christian School
Secondary	Rolleston College

## CHATTELS

Auto garage door opener (1) and (2) remotes, Clothesline, Dishwasher, Electric oven, Cooktop, Extractor fan (2), Fixed floor coverings, Heated towel rails (2), Heat pump (1), Light fittings, Range hood, Smoke detectors.

# NOTES







## INTRODUCING

# CAMERON MCRAE

Cameron commenced selling real estate at the age of twenty and has gone on to sell an excess of \$150 million in real estate that has resulted in an increasing database of local clients as well as numerous contacts from outside the region as well.

Cameron's friendly and down to earth nature along with his strong skill set and extensive knowledge of the Selwyn area will guide you through the process of selling or buying your home - striving for a stress free experience for all involved. He consistently achieves top sale prices in every type of market. His communication skills are second to none and the many lasting relationships he's built with clients prove his commitment and dedication to his career. Cameron understands the philosophy that if you are professional, committed, authentically yourself and true to your clients, the results will follow. He specialises in residential homes, house and land packages, sections, bare land and lifestyle blocks.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE

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