

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

66B NORTHPARK ROAD, ASHBURTON







# 66B NORTHPARK ROAD, ASHBURTON

Deadline Sale Closing 19th November 4pm  
(unless sold prior)

## REFINED LIVING WITH A SUSTAINABLE EDGE

 4  3  2  252 m<sup>2</sup>  4440 m<sup>2</sup>

A masterclass in craftsmanship by McIntosh Builders, this beautifully executed home combines generous proportions with timeless style and everyday comfort. The master suite boasts a spacious walk-through wardrobe and a beautifully appointed ensuite with a large-tiled shower and dual his-and-hers vanity. Bedrooms two and three are connected by a stylish Jack and Jill ensuite with tiled showers, while the fourth bedroom offers a private guest retreat complete with its own luxurious ensuite, also finished with a tiled shower. The home includes open plan living with majestic cathedral ceilings that create an atmosphere of space and grandeur. The modern kitchen is complemented by a handy scullery, ensuring that entertaining is both elegant and effortless.

The property also boasts a large 190m<sup>2</sup> four-bay shed, featuring double garage access with the fourth bay covered and carpeted for versatile use. With a three-phase supply and highlighting its commitment to sustainability, this home boasts a robust 18.92 KW solar power system, designed to maximise energy efficiency, cut utility bills, and support a sustainable lifestyle with clean, renewable power. A log burner and heat pump provide year-round comfort, ensuring this home is a haven in all seasons. If you are looking for large living and don't like neighbours, this property offers a unique opportunity to purchase the adjoining section.

This property is to be sold by way of Deadline sale with all offers to be presented on or before 4pm on the 19th of November 2025. (unless sold prior)



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS

**TIAAN KILIAN**

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## LEGALS

Land area	4440 sqm
Floor area	252 sqm
Tenure	Freehold
Rateable value	1,130,000
Land value	280,000
Improvements value	850,000
Rates	4190.85
Council zone	Urban

## ENERGY

Heating	Log Burner, Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	2025
Exterior	Brick & Coloursteel
Roof	Coloursteel corrugated iron

## EDUCATION

Early childhood	Ashburton Baptist Preschool, Jigsaw Preschool, Hannah N Henry Early Childhood Centre
Primary	Ashburton Netherby School, Ashburton Intermediate, Ashburton Christian School
Secondary	Ashburton College, Ashburton Christian School

## CHATTELS

Auto garage door opener (1) and (3) remotes, Window treatments, Dishwasher, Electric oven, Electric cooktop, Extractor fan (3), Fixed floor coverings, Garden shed (1), Heated towel rails (3), Heat pump (1) and (1) remote, Heat transfer system, Light fittings, range hood, Refrigerator, Security system (monitored), Smoke detectors, TV brackets, TV in lounge, Solar panels and inverter.



# NOTES

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## INTRODUCING

# TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE





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[mkrealestate.co.nz](https://mkrealestate.co.nz)

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