

MCRAE & KNOWLER

PROPERTY BROCHURE

3 PAULA JANE LANE, WEST MELTON



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Price by Negotiation

FAMILY LIVING AT ITS FINEST

 4  2  2  299 m²  803 m²

Situated in Wilfield Rise, West Melton, 3 Paula Jane Lane beckons families to embrace a life of comfort and style within its expansive 803 square metre grounds. This distinguished four-bedroom home is poised with a striking combination of plaster and cedar timber exterior cladding.

As you step inside, the vast living area greets you with soaring cathedral ceilings adorned with timber cladding, creating a warm, inviting atmosphere that's ideal for family gatherings. The high-end modern kitchen, with its glistening skylights and large walk-in pantry, sits at the heart of this home, ready to host your culinary adventures.

The master bedroom is a luxurious retreat, boasting a large walk-in robe, while the two fully tiled bathrooms with sleek showers, along with a separate guest powder room, cater to both family and visitors alike. The dedicated study provides a peaceful corner for work or contemplation, and the media lounge, with recessed ceilings, promises endless entertainment.

Practicality is paramount, with a separate laundry featuring functional storage and a double garage that includes an extra area for a workshop, not to mention the attic ladder leading to additional storage in the garage roof space. A ducted heat pump system throughout the home ensures year-round comfort. Outside, the fully landscaped gardens and timber decking set the stage for alfresco enjoyment in a private setting. For the family in pursuit of excellence, this home is a testament to luxurious living in West Melton.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	803 sqm
Floor area	299 sqm
Tenure	Freehold
Rateable value	380,000
Land value	380,000
Rates	2379.60

ENERGY

Heating	Ducted Heap Pump
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2026
Exterior	Plaster & Cedar
Roof	Coloursteel

EDUCATION

Early childhood	BestStart West Melton, West Melton Nursery & Kindergarten
Primary	West Melton School
Secondary	Rolleston College

CHATTELS

Auto garage door opener (1) and (2) remotes, Clothesline, Dishwasher, Electric Oven, Induction cooktop, Extractor fan (4), Fixed floor coverings, Heated towel rails (2), Ducted heat pump, Light fittings, Range hood, Smoke detectors, Waste disposal

NOTES

This image shows a blank sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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