

MCRAE & KNOWLER

PROPERTY BROCHURE

39 BROOKSIDE ROAD, ROLLESTON



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Enquiries over \$639,000

RENOVATED, DOUBLE GLAZED & READY TO GO

 4  1  1  119 m²

Step inside and discover a home that's been thoughtfully updated for easy living. Featuring four bedrooms, a family bathroom, a separate laundry, and a recently renovated kitchen, this property also offers two spacious living areas, providing flexibility for family life or entertaining. A log burner, heat pump, and full double glazing keep things comfortable all year round.

The outdoors are just as appealing, with landscaped gardens full of charm and space to enjoy the BBQ season. A powered sleepout provides the perfect spot for guests, a home office, or hobbies, while the oversized single garage, along with plenty of secure off-street parking, adds extra storage and practicality. Families and first-home buyers alike will love the mix of comfort, functionality, and room to grow.

Tucked in the heart of Rolleston, you'll be just a short stroll to the town centre, where restaurants, cafés, gyms, public transport, retail, and the Te Ara Ātea Library are all right at your doorstep. The convenience of this location makes everyday living a breeze.

This fantastic property will be snapped up quickly, get in touch today for more information .



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Floor area	119 sqm
Tenure	Crosslease
Rateable value	\$580,000
Land value	\$340,000
Improvements value	\$240,000
Rates	\$4,103.10
Council zone	Living 1

ENERGY

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

CONSTRUCTION

Year built	1985
Exterior	Fibre Cement Board
Roof	Iron

EDUCATION

Early childhood	Ako Rolleston
Primary	Rolleston School
Secondary	Rolleston College

CHATTELS

Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob/Cooktop, Fixed Floor Coverings, Garden Shed, Light Fittings, Rangehood, Smoke Detectors (3), TV Brackets, Sleepout, Small Wood Shed

Excluded: Wine Barrels

NOTES

This image shows a single 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

COURTNEY GOSNEY

With a strong background in sales, customer service, and management, Courtney brings strategic marketing expertise, excellent communication skills, and a results-driven approach to real estate. Her years of experience in leadership roles have honed her ability to connect with people, understand their needs, and deliver outstanding results.

Known for her down-to-earth style and commitment to making the process enjoyable, she ensures clients feel informed, supported, and confident every step of the way.

Whether buying, selling, or exploring options, Courtney is dedicated to achieving exceptional outcomes with a fresh and approachable perspective.

A true Canterbury local, she loves getting outdoors, exploring the city, and making the most of everything the region has to offer with her family. She understands the demands of busy lifestyles and goes the extra mile to help her clients reach their goals.

Backed by the trusted expertise of McRae and Knowler Real Estate, Courtney thrives on building connections and making real estate a seamless and rewarding experience.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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