

MCRAE & KNOWLER

PROPERTY BROCHURE

146 ED HILLARY DRIVE, ROLLESTON



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Enquiries Over 759,000

SMART STORAGE & QUALITY THROUGHOUT



3



2



2



152 m²



410 m²

Tucked away in the peaceful community of Rolleston, 144 Ed Hillary Drive is an ideal spot for first-home buyers, downsizers, or investors looking for a smart, low-maintenance opportunity. Set on a generous 410sqm section, this brand-new home blends modern living with everyday comfort.

Behind the solid brick exterior, you'll find three well-designed bedrooms with built-in wardrobes. The master includes a walk-in wardrobe, and there's extra hallway storage to keep everything tidy. Two stylish bathrooms with tiled flooring offer both convenience and privacy.

The real hub of the home is the open-plan living area, which flows effortlessly into a sleek, contemporary kitchen. Engineered stone bench tops, a walk-in pantry, and quality Bosch appliances make it a standout space for cooking and entertaining. Sunny outdoor patios are perfect for relaxing or hosting friends.

The carpeted double garage, with integrated laundry and attic storage, adds even more practicality. This is a fantastic chance to secure a slice of Canterbury calm, wrapped in modern style and convenience.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	410 sqm
Floor area	152 sqm
Tenure	Freehold
Rateable value	315,000
Land value	315,000
Rates	2447.50
Council zone	Living MD1

ENERGY

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

CONSTRUCTION

Year built	2025
Exterior	Brick
Roof	Steel/G-iron

EDUCATION

Early childhood	Wildheart ECE Rolleston, BestStart Farington, Freckles Early Learning Centre
Primary	Te Rohutu Who, Rolleston Christian School
Secondary	Rolleston College

CHATTELS

Auto garage door opener (1) and (2) remotes, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rails (2), Heat pump (1) and (1) remote, Light fittings, Range hood

NOTES





CAMERON MCRAE & TIAAN KILIAN

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.

Tiaans 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.

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