

MCRAE & KNOWLER

PROPERTY BROCHURE
2 DYNES ROAD, ROLLESTON



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Asking price \$899,000

WHY WOULD YOU BUILD?



4



2



2



190 m²



646 m²

Look at the value in this stunning one off build on 675m² in an increasingly hard to find central location handy to everything the increasingly popular township of Rolleston has to offer. This visually striking home built by longstanding respected local builders and designed by Bespoke Architecture offers a genuine four bedroom option for the growing family or those that want to work from home.

The spacious open plan kitchen/dining and living area is super spacious with plenty of natural light and opens out onto a north facing portico with a cathedral style roof to enable you to make the most of Canterbury's hot summer days under cover. The two bathrooms which includes ensuite serving the master bedroom are finished to a high standard and provide feeling of luxury superior to similar spec builds in the surrounding local market.

Add to this a formal entranceway and a genuine double garage with drive through access to the rear of the section for the storage of trailer or a third vehicle. The section is a blank canvas limited only by your imagination.

PLEASE NOTE- This property will be fenced prior to settlement to ensure privacy and security with a quality fencing product in keeping with the existing standard of the property. Contact the agent for specifications of the fencing to be supplied.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	646 sqm
Floor area	190 sqm
Rateable value	830000
Land value	350000
Improvements value	480000

ENERGY

Heating	Logburner
Insulation	Walls, Ceiling
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2025
Exterior	Block and cedar
Roof	Iron

EDUCATION

Primary	Rolleston Christian School,
Secondary	Rolleston College

CHATTELS

Auto garage door (2) and (4) remotes, Dishwasher, Electric oven, Electric cooktop, Extractor fan (2) bathroom, Fixed floor coverings, Heated towel rails (2), Heat pump (1) and remote (1), Light fittings, Range hood, Smoke detector, Log burner,

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

STEPHAN KNOWLER

Stephan commenced selling real estate in the Selwyn District in 2004. With his experience and down-to-earth, practical advice, which is increasingly rare, he offers a valuable service. Holding an AREINZ National Diploma and Branch Manager Qualifications, Stephan is not only a hard-working agent but also a highly qualified one. As enthusiastic as ever, he has extensive experience in all aspects of real estate, including residential, lifestyle, rural, and the development and sale of large subdivisions. Over his many years in the industry, he has handled a wide range of transactions.

Whether you're selling a small cottage or a large rural property, you can expect a stress-free experience and a great outcome with minimal fuss. Having bought and sold numerous properties himself, Stephan understands the perspective of both vendors and purchasers, and he treats everyone with the respect he himself would expect. Growing up in the deep south of Western Southland, he retains a deep love for the land and currently lives on a 13-hectare property in the Irwell district.

When not working, Stephan enjoys spending time with his wife Leonie and their three daughters, Georgia, Matilda, and Jemima. He also loves exploring the great outdoors, with hobbies including fishing, hunting, diving, and boating.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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