

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

4 ELIZABETH STREET, ROLLESTON



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Price By Negotiation

## FIRST HOME BUYERS LOOK NO FURTHER

 3  1  106 m<sup>2</sup>  426 m<sup>2</sup>

Solid, established, and refreshed where it counts, this three-bedroom, one-study property offers an easy step into homeownership right in the centre of Rolleston.

Recent improvements are immediately apparent: new wiring throughout, an Infinity gas system installed in 2024, and new flooring throughout the home. The updated & stylish kitchen and dining area sits at the heart of the home, with French doors opening to a welcoming outdoor entertaining area. The living room is generous and light-filled, with large windows and the option to close off the space with a character barn door. A log burner and two heat pumps ensure comfort through every season. Three double bedrooms, all with built-in wardrobes, are supported by an office, ideal for those working from home or needing extra flexibility. The central bathroom has been modernised, while practical features such as a large separate laundry and enclosed back porch provide excellent storage and functionality.

Outside, the home really comes into its own. A sheltered deck, built-in seating, and a substantial brick BBQ complete with pizza oven create a relaxed, private space to enjoy year-round. The gardens are easy-care, with a garden shed neatly tucked away. This is a home where the hard work has already been done, allowing the new owners to move in and simply enjoy. Exceptionally presented, well-positioned, and ready for its next chapter.

To be sold by Deadline Sale - all offers to be presented on or before 12 pm, 29 January 2026 (unless sold prior)



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	426 sqm
Floor area	106 sqm
Tenure	Freehold
Rateable value	690,000
Land value	600,000
Improvements value	90,000
Rates	4428.15
Council zone	Living 1

## ENERGY

Heating	Heat Pumps x 2
Insulation	Roof
Windows	Timber
Water heating	Gas

## CONSTRUCTION

Year built	1975
Exterior	Summer Hill Stone
Roof	Iron
EQ repairs	CLM/2010/022428

## EDUCATION

Early childhood	Little Wonders Rolleston, Active Explorers Rolleston, Ako Rolleston
Primary	Rolleston Primary School
Secondary	Rolleston College

## CHATTELS

Window treatments, Dishwasher, Electric oven, Electric cooktop, Extractor fan (1), Garden shed (1), Heated towel rails (2), Heat pumps (2) and (2) remotes, Light fittings, Range hood, Smoke detectors, TV brackets





INTRODUCING

## CAMERON MCRAE

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.

Aside from his love for listing and selling real estate Cameron can be seen watching local rugby games, water skiing or fishing and diving. He also enjoys cooking and spending time with his wife Laura and their Golden Retriever - Charlie.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE

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