

MCRAE & KNOWLER

PROPERTY BROCHURE

24 BILLY T LANE, ROLLESTON



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Enquiries Over \$715,000

EASY LANE LIVING ON BILLY T

 3  2  2  147 m²  450 m²

Situated in a tucked-away lane, this well-presented three-bedroom, two-bathroom home offers comfortable, low-maintenance living in a popular Rolleston location.

The open-plan kitchen and living area is light and welcoming, flowing out to a sunny patio complete with a spa, a great spot to relax at the end of the day. A separate deck provides an ideal additional option for summer entertaining.

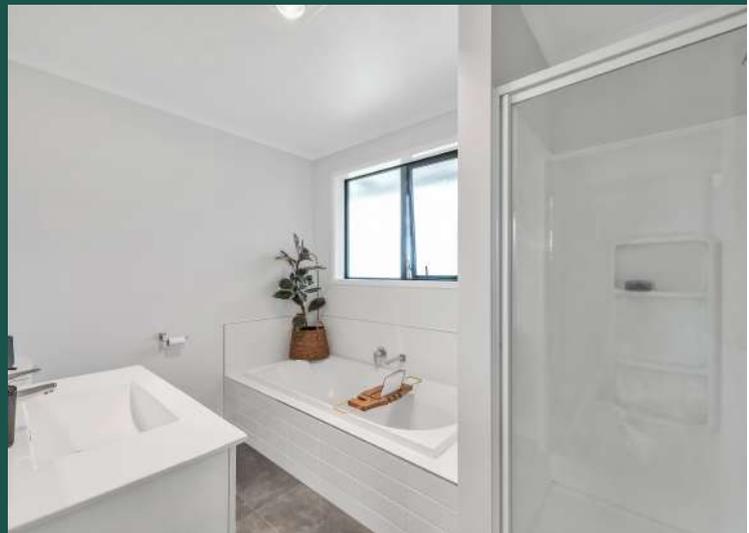
All three bedrooms are well sized and thoughtfully laid out. The master includes an ensuite, walk-through wardrobe and sliding doors opening directly to the patio and spa, while a modern family bathroom services the remaining bedrooms.

Outside, the backyard is neatly landscaped and easy to care for, making this a home you can move into and enjoy. Completing the package is a double internal-access garage with integrated laundry.

Offering a practical layout, great outdoor spaces and relaxed lane-style living, it's an ideal option for first-home buyers, downsizers or investors alike.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	450 sqm
Floor area	147 sqm
Rateable value	690000
Land value	325000
Improvements value	365000
Rates	4779.25

ENERGY

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

CONSTRUCTION

Year built	2020
Exterior	Brick
Roof	Iron

EDUCATION

Primary	Te Rōhutu Whio, Rolleston Christian School,
Secondary	Rolleston College

CHATTELS

Auto garage door opener and remotes (2), Window treatments, Dishwasher, Electric oven & cooktop, Extractor fan (2) bathroom, Fixed floor coverings, Heated towel rails (2), Heat pump (1) and remote (1), Light fittings, Range hood, Smoke detector, TV brackets, Waste disposal, Spa pool



COURTNEY GOSNEY & STEPHAN KNOWLER

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.

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.

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