

MCRAE & KNOWLER

PROPERTY BROCHURE

20 VISTA CRESCENT, ROLLESTON



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Enquiries Over \$795,000

TWO LIVING AREAS, ONE PERFECT HOME

 3  2  2  165 m²  571 m²

Built with everyday living in mind, this home offers two separate living spaces, practical and flexible, ready to be used from the moment you move in.

At the heart of the home is a light-filled open-plan kitchen, dining, and living space. The kitchen is modern and practical, featuring stone benchtops, a walk-in pantry, and clean finishes, all positioned to keep you connected while hosting or keeping an eye on everyday life. A second lounge sits alongside, neatly tucked away behind a cavity slider, ideal for movie nights, kids' space, or a quiet escape. Accommodation is generous, with three well-sized double bedrooms. The master includes a walk-in wardrobe, ensuite, and direct access to the patio, perfect for slow mornings or evening wind-downs. The two further bedrooms are both doubles and include built-in wardrobes, serviced by a smart family bathroom with a standalone bath and shower, plus a separate toilet with vanity for added convenience. The internal double garage includes the laundry and generous built-in storage, complemented by a large hallway storage cupboard that keeps everyday clutter out of sight. Outside, landscaped front gardens lead to a spacious backyard ready for your own plans, with dual patios and off-street parking rounding out a home that's practical and easy to live in.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	571 sqm
Floor area	165 sqm
Tenure	Freehold
Rateable value	340,000
Land value	340,000
Rates	2486.50
Council zone	Living MD1

ENERGY

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

CONSTRUCTION

Year built	2026
Exterior	Brick
Roof	Steel/G-Iron

EDUCATION

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

CHATTELS

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



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

 cameron@mkrealestate.co.nz

 mkrealestate.co.nz

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