

MCRAE & KNOWLER

PROPERTY BROCHURE

507 SPRINGSTON ROLLESTON ROAD,
ROLLESTON



507 SPRINGSTON ROLLESTON ROAD, ROLLESTON

By Negotiation

BIG BACKYARD & TWO LIVING



3



2



2



176 m²



677 m²

A bright, modern layout sets the tone, offering flexibility, comfort and space in all the right places. At its heart is the open-plan kitchen, dining and living area, complemented by a second separate lounge, providing flexibility for families, entertaining, or quiet downtime.

The kitchen is well-positioned to overlook the main living space and features a walk-in pantry. Large stacker sliding doors open out to a sunny patio, creating easy indoor –outdoor flow, while a heat pump ensures year-round comfort. Three well-proportioned bedrooms are thoughtfully laid out, including the master bedroom, which features an ensuite, a walk-through wardrobe, and a sliding door leading out to the patio. Of the two remaining double bedrooms, one has a built-in wardrobe while the other features a walk-in wardrobe. The family bathroom includes a bath, a shower and a separate toilet, while the carpeted double-internal-access garage with laundry completes the home.

Set on a fully fenced 677m² section, the property offers a generous backyard with room to relax, play or further enhance. Completed front landscaping provides instant street appeal, while the sizeable backyard presents an opportunity to add value over time.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	677 sqm
Floor area	176 sqm
Tenure	Freehold
Rateable value	740,000
Land value	355,000
Improvements value	385,000
Rates	4858.90
Council zone	Living Z

ENERGY

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

CONSTRUCTION

Year built	2023
Exterior	Brick
Roof	Steel/G-iron

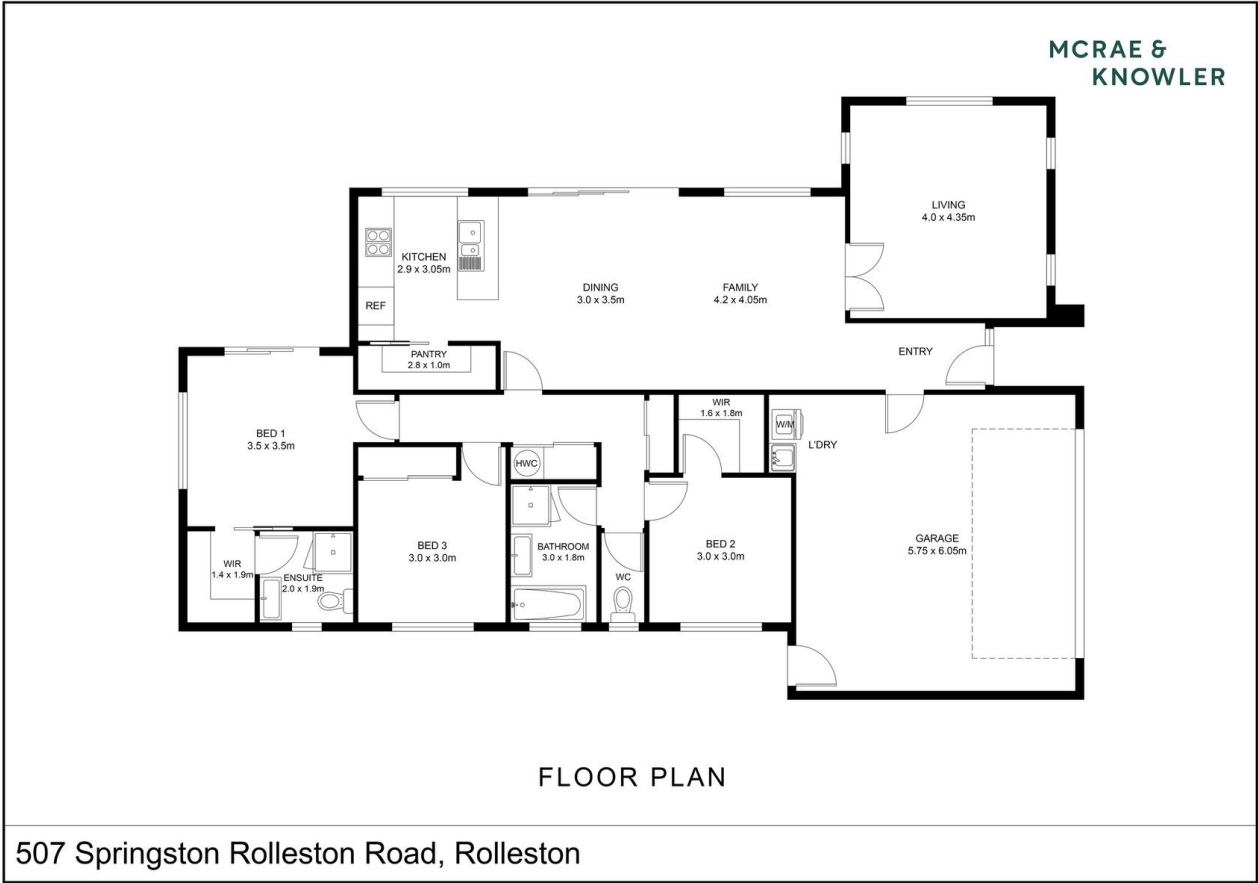
EDUCATION

Early childhood	Kea Kids Rolleston, Three Trees Learning Centre, Kidsfirst Kindergarten East
Primary	Lemonwood Grove School
Secondary	Rolleston College

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Induction cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rail (2), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors, Supertub

NOTES





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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