

MCRAE & KNOWLER

PROPERTY BROCHURE

7 HAWK CLOSE, ROLLESTON



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Deadline (unless sold prior), Wednesday, 4 March, 2:00pm

MODERN DESIGN. PREMIUM FINISH. EFFORTLESS FLOW.

 3  2  2  198 m²  550 m²

Set quietly at the end of a cul-de-sac, this beautifully finished Bell Development's home delivers the kind of easy, confident living that appeals to families, professionals, downsizers, and investors alike. Completed in 2024 and offering 198sqm on a 550sqm section, the home has been cleverly positioned and designed to feel far more spacious than the numbers suggest - light-filled, open, and instantly welcoming.

A generous entrance leads you into the heart of the home, where the open-plan kitchen, dining, and living area brings everyone together. The kitchen is both stylish and practical, featuring engineered stone benchtops, a walk-in pantry, and a 90cm gas cooktop, all overlooking the living space with its striking feature ceiling.

Indoor-outdoor flow is seamless, opening to expansive decking and a relaxed, sun-soaked entertainment area - perfect for family gatherings, summer evenings with friends, or simply enjoying the calm of your surroundings. In-ceiling speakers and outdoor security cameras add thoughtful, modern touches that elevate everyday living.

The master suite offers a peaceful retreat, complete with a fully tiled ensuite and double shower, while two further spacious bedrooms are serviced by a beautifully finished family bathroom. A dedicated office adds flexibility - ideal for working from home, hobbies, or additional space when needed.

Practicality is spot-on, with a fully insulated, double internal-access garage incorporating a dedicated laundry area and extensive attic storage. Outside, the fully irrigated section is easy-care yet inviting, complete with a garden shed and room to enjoy without the upkeep.

Whether you're raising a family, simplifying life, investing smartly, or looking for a home that simply feels right, this is a property that adapts - and does it with style.

SCAN TO DOWNLOAD



REPORTS AND SALE
PARTICULARS

TANYA MARILLIER

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LEGALS

Land area	550 sqm
Floor area	198 sqm
Tenure	Freehold
Rateable value	\$ 830,000
Land value	\$ 330,000
Improvements value	\$ 500,000
Rates	\$ 4,979.75
Council zone	Residential Zone A
Technical category	Unmapped

ENERGY

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

CONSTRUCTION

Year built	2024
Exterior	Rockcote
Roof	Coloursteel
EQ repairs	Post Quake Build

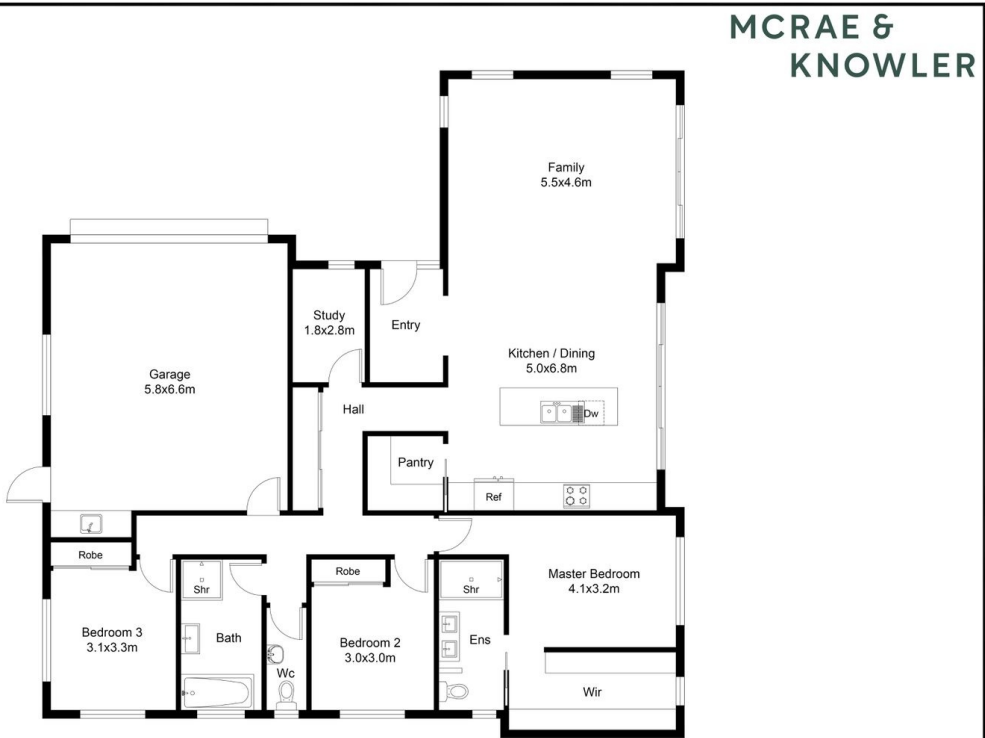
EDUCATION

Primary	Te Rōhutu Whio, Rolleston Christian School
Secondary	Rolleston College

CHATTELS

Auto Garage Door Opener & 2 Remotes, Window Treatments, Clothesline, Dishwasher, Electric Oven, 90cm Gas hob, 2 x Extractor fans, Fixed Floor Coverings, Garden shed, 2 x Heated Towel Rails, 2 x Heat pumps & 2 x Remotes, Light Fittings, Range Hood, Smoke Detectors, 2 x TV brackets, Automated Irrigation, 4 x Cameras, In-ceiling speakers

NOTES



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

7 Hawk Close



INTRODUCING

TANYA MARILLIER

Having firmly established herself as a trusted local expert in Selwyn's real estate market, Tanya understands that buying or selling a home isn't just a transaction—it's a journey. With eight years of experience and over \$100 million in real estate sales, she brings passion, expertise, and meticulous attention to detail to every client and customer she works with.

Tanya's top priority is always her clients. She takes the time to listen, understand their needs, and tailor her approach to ensure the best possible outcome. "One-size-fits-all" Real Estate is not an ethos she believes in.

Her goal is to make the process smooth, stress-free, and even enjoyable. What truly sets Tanya apart is her commitment to delivering exceptional service beyond just the sale.

In a fast-paced and ever-changing property market, Tanya stays ahead by continuously refining her strategies and adapting to new challenges. She leverages cutting-edge tools, market insights, and innovative techniques to give her clients a competitive edge.

Before real estate, Tanya spent over 16 years excelling in corporate finance, administration, and office management. Her strong organizational skills, attention to detail, and client-focused mindset have been key to her continued success—just ask her happy clients.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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