

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

16 VISTA CRESCENT, ROLLESTON



# 16 VISTA CRESCENT, ROLLESTON

Enquires Over \$789,000

## MOVE IN READY ON VISTA

 4  2  2  163 m<sup>2</sup>  550 m<sup>2</sup>

Newly completed home offers a straightforward, low-maintenance choice for families or investors who want modern living without the wait. With all landscaping finished and nothing left to do, it delivers immediate comfort and practicality.

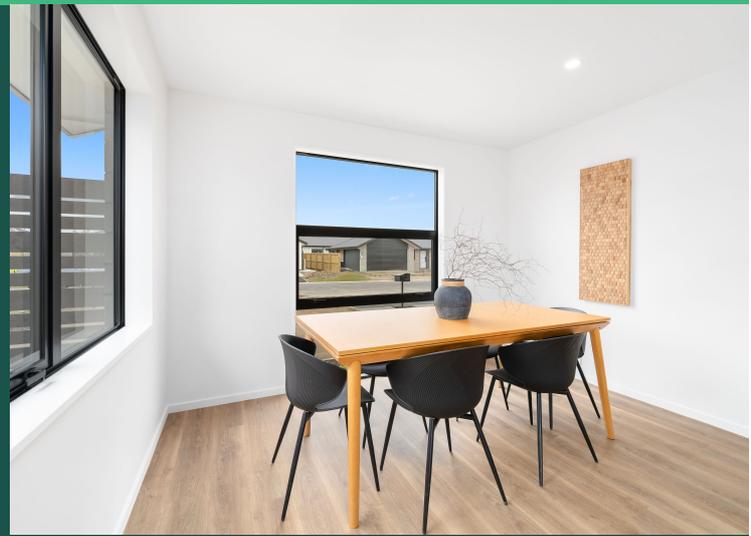
Sleek open-plan kitchen, complete with a walk-in pantry, seamlessly connects to the dining and living areas, creating a practical, modern hub for everyday life and entertaining. Large sliders open to a finished patio and neat, low-maintenance gardens, keeping outdoor living straightforward and enjoyable from day one.

The home offers four double bedrooms, including a master with an ensuite, walk-in wardrobe, and sliding doors opening to a private concrete patio. A well-appointed family bathroom with a standalone bath and a separate toilet supports the remaining bedrooms. A carpeted, double-internal-access garage with a dedicated laundry area and off-street parking for two vehicles ensures everyday functionality. The 550m<sup>2</sup> section is fully landscaped with both hard and soft finishes.

A practical, contemporary home offering immediate possession and effortless living.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

|                |            |
|----------------|------------|
| Land area      | 550 sqm    |
| Floor area     | 163 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 | 2025         |
| Exterior   | Brick        |
| Roof       | Steel/G-iron |

## EDUCATION

|                 |  |
|-----------------|--|
| Early childhood | Freckles Early Learning Centre,<br>Wildheart ECE Rolleston |
| Primary         | Te Rohutu Who, Rolleston Christian<br>School               |
| Secondary       | Rolleston College  |

## CHATTELS

Auto garage door opener (1) and (2) remotes, Dishwasher, Electric Cooktop, Electric oven, Heated towel rails (2), Extractor fans (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

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