

MCRAE & KNOWLER

PROPERTY BROCHURE
4 WATERBRIDGE WAY, ROLLESTON



4 WATERBRIDGE WAY, ROLLESTON

Deadline Sale, Closing March 12th at 5:00pm

OPTIONS GALORE HERE



5



2



2



252 m²



2200 m²

Calling all Investors, Developers, Landlords and large families.

Positioned for privacy on its 2200m² section close to the heart of Rolleston this 260m² home on two levels offers a number of options to all types of buyers. With its five bedrooms, several large living spaces, two bathrooms including one ensuite, a separate laundry and large attached double garage this house has a number of living options on offer for the large busy family. This home would be perfect for inter generational living or would be an excellent rental investment with a return in excess of \$700pw.

Outdoors there is large indoor inground pool (which is to be purchased as viewed) large private and sheltered lawns and gardens and loads of off street parking all in a secure environment set back off the quiet Waterbridge Way. With Rolleston's continued and sustained growth this property will also appeal to the developer who may wish to explore subdivision options or just landbank for the future.

This property is to be sold by way of Deadline Sale with all offers to be presented on or before 5pm on the 12th of March 2026.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

STEPHAN KNOWLER

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LEGALS

Land area	2200 sqm
Floor area	252 sqm
Rateable value	\$1,200,000
Land value	\$1,000,000
Improvements value	\$200,000
Rates	\$5,873.50
Council zone	9A

ENERGY

Heating	3x Heat Pumps
Windows	Aluminum
Water heating	Electric

CONSTRUCTION

Year built	1975
Exterior	Summerhill Stone, Hardiplank and Linea
Roof	Longrun

EDUCATION

Primary	Clearview Primary
Secondary	Rolleston College

CHATTELS

Auto garage door opener and 2 remotes, Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, Extractor fan, Fixed floor coverings, Garden shed, Heated towel rails (2), Heat pumps (3) and 3 remotes, Rangehood, Smoke detectors, Water filter system,

NOTES



INTRODUCING

STEPHAN KNOWLER

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. Growing up in the deep south of Western Southland, he retains a deep love for the land and currently lives on a 13-hectare property in the Irwell district.

When not working, Stephan enjoys spending time with his wife Leonie and their three daughters, Georgia, Matilda, and Jemima. He also loves exploring the great outdoors, with hobbies including fishing, hunting, diving, and boating.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

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 mkrealestate.co.nz

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