

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

16 MUNRO LANE , ROLLESTON



# 16 MUNRO LANE , ROLLESTON

Asking price \$795,000

## BEYOND THE EXPECTED

 2  2  2  177 m<sup>2</sup>  569 m<sup>2</sup>

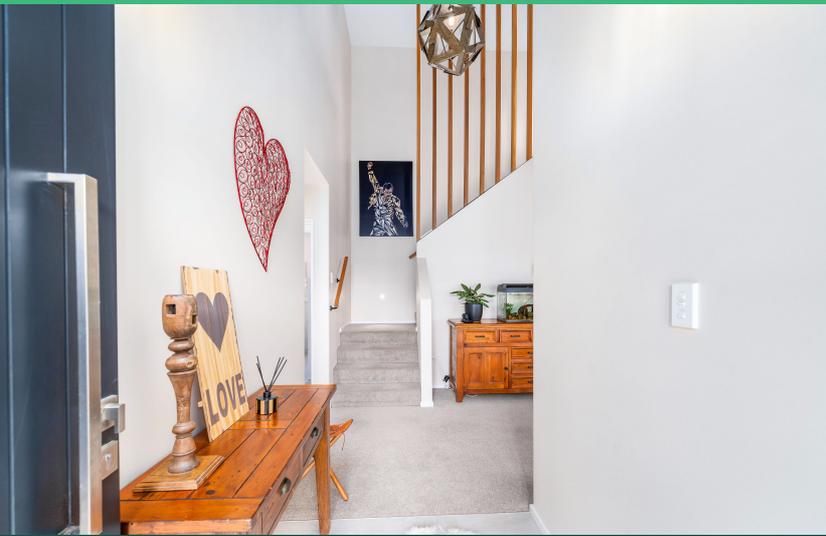
Step away from the ordinary and into something truly different at 16 Munro Lane. This two-bedroom home is thoughtfully designed and offers a low-maintenance lifestyle, giving prospective buyers confidence in a practical, modern choice.

Set on a generous 569sqm section, the home features Coloursteel cladding and a strong street presence. The design balances contemporary style with everyday practicality, making it an appealing option for downsizers, professional couples, or buyers wanting a home that stands apart. Inside, the home opens into a light-filled open-plan living and dining area with an easy, natural flow through to the kitchen. The modern kitchen is well-appointed and practical, working comfortably for everyday living and relaxed entertaining. A modern bathroom and an ensuite complement two well-proportioned bedrooms, all finished in a cohesive contemporary style. The garage adds an unexpected element, with a cathedral ceiling creating extra volume and flexibility. Currently featuring a climbing wall, it's a space that can easily evolve to suit your lifestyle.

Outside, established gardens surround the home, with Kwila decking providing a great spot to relax. Discreet double gates open to a concrete patio offering valuable extra parking, while a large garden shed completes the outdoor setup, keeping storage practical and out of sight. Distinctive, well-crafted, and effortlessly livable, 16 Munro is redefining what a modern home can be.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	569 sqm
Floor area	177 sqm
Tenure	Freehold
Rateable value	770,000
Land value	340,000
Improvements value	430,000
Rates	4886.25
Council zone	Inner Plains

## ENERGY

Heating	2 Heat Pumps
Insulation	Walls & Roof
Windows	Double Glazing
Water heating	Electric

## CONSTRUCTION

Year built	2021
Exterior	Coloursteel
Roof	Steel/G-iron

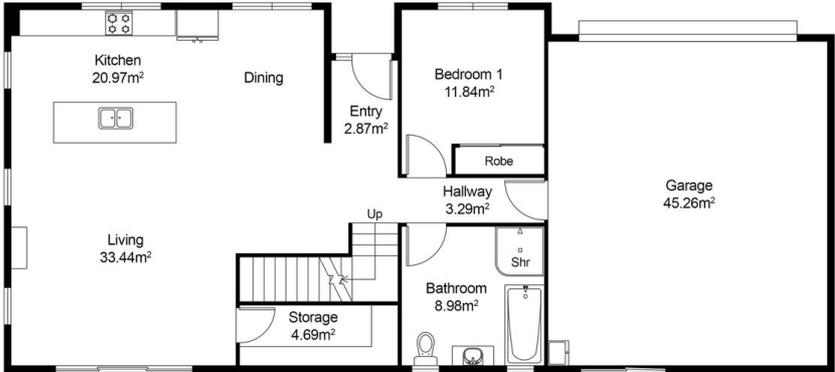
## EDUCATION

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

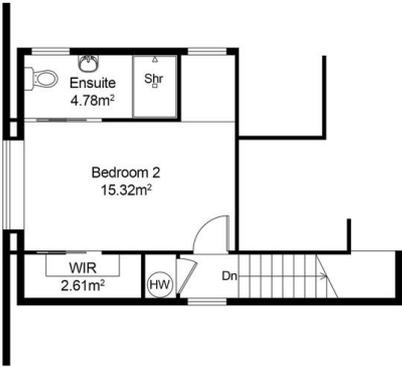
## CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Extractor fan (2), Fixed floor coverings, Garden shed (1), Heated towel rail (1), Heat pump (2) and (2) remotes, Freestanding oven with induction cooktop, Light fittings, Range hood

# NOTES



LOWER FLOOR PLAN



UPPER 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.



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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