

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

66B NORTHPARK ROAD, ASHBURTON



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Enquiries over \$1,349,000.00

## CRAFTSMANSHIP, PRIVACY, AND EFFORTLESS LIVING

 4  3  2  252 m<sup>2</sup>  4440 m<sup>2</sup>

Crafted by McIntosh Builders, this exceptional home delivers quality, comfort, and space without the demands of a traditional family layout. Generous proportions and thoughtful bedroom separation make it ideal for effortless, refined living. The master suite features a walk-through wardrobe and luxurious ensuite, while bedrooms two and three share a stylish Jack and Jill ensuite. A fourth bedroom with its own ensuite provides a private retreat for guests.

The expansive open-plan living area is enhanced by cathedral ceilings, creating a light-filled, calm space designed for both everyday living and entertaining. A modern kitchen with scullery keeps the main area uncluttered, while large sliders open to expansive composite decking—perfect for relaxed outdoor living in a private setting. A substantial four-bay shed adds outstanding versatility, with three-phase power and fully carpeted third and fourth bays—ideal for a workshop, office, hobbies, or additional living space.

Year-round comfort is ensured with a log burner, heat pump, and two heat transfer systems, while the 18.92kW solar system significantly reduces running costs. There is also the option to purchase the adjoining section, offering added privacy and future flexibility.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	4440 sqm
Floor area	252 sqm
Tenure	Freehold
Rateable value	1,130,000
Land value	280,000
Improvements value	850,000
Rates	4190.85
Council zone	Urban

## ENERGY

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

## CONSTRUCTION

Year built	2025
Exterior	Brick & Coloursteel
Roof	Coloursteel corrugated iron

## EDUCATION

Early childhood	Ashburton Baptist Preschool, Jigsaw Preschool, Hannah N Henry Early Childhood Centre
Primary	Ashburton Netherby School, Ashburton Intermediate, Ashburton Christian School
Secondary	Ashburton College, Ashburton Christian School

## CHATTELS

Auto garage door opener (1) and (3) remotes, Window treatments, Dishwasher, Electric oven, Electric cooktop, Extractor fan (3), Fixed floor coverings, Garden shed (1), Heated towel rails (3), Heat pump (1) and (1) remote, Heat transfer system, Light fittings, range hood, Refigerator, Security system (monitored), Smoke detectors, TV brackets, TV in lounge, Solar panels and inverter.





## INTRODUCING

# TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE

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