

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

692B WEEDONS ROAD, ROLLESTON



# 692B WEEDONS ROAD, ROLLESTON

Deadline Sale, Closing April 1st at 1pm (unless sold prior)

## LUXURY LIFESTYLE LIVING

 4  3  10  408 m<sup>2</sup>  4 Hectares

Beautifully positioned within an easy commute to Christchurch City and only minutes to Rolleston, this outstanding property showcases what can be achieved with the right vision and attention to detail. A brand new build designed by Anderson Architecture, this remarkable residence sets a new benchmark for luxury lifestyle living.

Set to the north for maximum sun exposure on a private, sheltered 4-hectare parcel, the impressive 408m<sup>2</sup> home delivers both scale and sophistication while maintaining a strong sense of practicality for modern family living. At the heart of the home is the stunning designer kitchen featuring a Prime stone island bench and a generous butler's pantry. The kitchen flows seamlessly into the dining and family living area, which opens out to a large portico with expansive hardwood decking – the perfect setting for entertaining or relaxing while taking in the surrounding landscape. Additional living space is provided by a separate media room or formal lounge adjoining the main living area. Two multi-zone ducted heat pump systems ensure year-round comfort throughout the home, complemented by a standalone log burner that creates warmth and ambience. Designed with family in mind, the home features four spacious bedrooms, each with an ensuite bathroom access, along with a separate office and a huge attached four-car garage providing exceptional space and practicality. Outside, the property continues to impress. The land is thoughtfully set up with the paddock already established in lucerne, making it ideal for those wanting a productive lifestyle block from day one. For those serious about sheds, the property includes a substantial 216m<sup>2</sup> four-bay shed with three electric roller doors, offering secure storage for boats, vehicles, machinery or recreational equipment. Combined with extensive outdoor parking, there is ample room for all the toys.



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PARTICULARS





## LEGALS

|                     |              |
|---------------------|--------------|
| <b>Land area</b>    | 4 Hectares   |
| <b>Floor area</b>   | 408 sqm      |
| <b>Tenure</b>       | Freehold     |
| <b>Land value</b>   | \$ 840,000   |
| <b>Council zone</b> | Inner Plains |

## ENERGY

|                      |                                                       |
|----------------------|-------------------------------------------------------|
| <b>Heating</b>       | Log burner, Airtouch Multizone Controller, Heat Pumps |
| <b>Insulation</b>    | Walls and Roof                                        |
| <b>Windows</b>       | Aluminum Double Glazing                               |
| <b>Water heating</b> | Electric                                              |

## CONSTRUCTION

|                   |                                   |
|-------------------|-----------------------------------|
| <b>Year built</b> | 2026                              |
| <b>Exterior</b>   | AAC Concrete Panel, Cedar, Schist |
| <b>Roof</b>       | Coloursteel                       |

## EDUCATION

|                        |                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------|
| <b>Early childhood</b> | Freckles Early Learning Centre, Little Ferns Early Learning Centre, Three Trees Learning Centre |
| <b>Primary</b>         | Weedons School, Rolleston Christian School, Broadfield School                                   |
| <b>Secondary</b>       | Rolleston College                                                                               |

## CHATTELS

Auto Garage Door Openers, Dishwasher, 2x Electric Ovens, Induction Cooktop, Bathroom Extractor Fans, Garden Shed, 3x Heated Towel Rails, 2x Heat Pumps and 1x Remote, Light Fittings, Range Hood, 9x Smoke Detectors, Airtouch Multi Zone Controller, Camera System, Eska TFS1000 19KW Fire,



FLOOR PLAN







## 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.



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A MARKET PRICE  
UPDATE



## 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.



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