

MCRAE & KNOWLER

PROPERTY BROCHURE

3 VISTA CRESCENT, ROLLESTON



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Enquiries over \$819,000

MODERN LIVING, IMMACULATE STYLE

 4  2  2  188 m²  588 m²

Step inside and you'll immediately see how well this home has been cared for. Near-new and presented to a very high standard, offering easy, modern living for families or investors.

The open-plan kitchen, dining, and living area is light and spacious, with raised box ceilings that add to the sense of space. Sliding doors open to a sunny concrete patio, creating a natural flow for everyday living and entertaining. The kitchen is both practical and well-finished, with stone benchtops, a walk-in pantry, a gas hob, a double-plumbed fridge space and a double sink. There are four double bedrooms, with the master tucked away at the rear of the home, offering a real sense of privacy. It opens onto the patio and is complemented by a walk-through wardrobe and a sleek tiled ensuite. The remaining bedrooms all include built-in wardrobes and are serviced by a well-designed family bathroom, complete with a standalone bath and tiled shower, plus a separate toilet. Both bathrooms are finished to a high standard, with a sharp, modern look that complements the rest of the home. Storage has been thoughtfully considered, with two cupboards at either end of the hallway, one of which is a walk-in with shelving. The double internal-access garage is carpeted and incorporates a tidy laundry with built-in cabinetry, keeping everything practical and well organised.

Set on a 588sqm section, the backyard is a blank canvas, ready for the new owners to shape and personalise. It's a home you can move straight into and truly make your own.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	588 sqm
Floor area	188 sqm
Tenure	Freehold
Rateable value	\$810,000
Land value	\$340,000
Improvements value	\$470,000
Rates	5265.60
Council zone	Residential Zone A

ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminum, Double Glazing
Water heating	Gas

CONSTRUCTION

Year built	2024
Exterior	Brick
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 opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Gas Cooktop, Extractor fan (2), Heated towel rails (2), Heat pump (1) and (1) remote, Light fittings, Range hood.



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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