

MCRAE & KNOWLER

PROPERTY BROCHURE

1041 GOULDS ROAD, ROLLESTON



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Deadline Sale (unless sold prior), Closing 23rd April at 2pm

STYLISH LIVING OPPOSITE FOSTER PARK

 3  2  2  163 m²  554 m²

Positioned directly across from Foster Park, this modern home combines everyday comfort with a location that offers space, outlook and convenience.

This home centres around an open plan kitchen, dining and living area designed for easy living. The kitchen is well-sized and supported by a generous walk-in pantry, providing excellent storage and functionality. The living space flows seamlessly out to a private decking area, where you can relax or entertain while enjoying the open outlook with no direct neighbours on one side.

The fully fenced backyard is both practical and inviting with veggie planter boxes for those who enjoy a touch of gardening. Pop-up irrigation throughout the lawn areas and dripper lines in the gardens ensure this property glows all year round. The home is well laid out with three bedrooms, including a master suite featuring a walk-in wardrobe and tiled ensuite with an alcove shower. The remaining bedrooms are supported by a family bathroom with bath, shower and a separate toilet, making it ideal for families or guests.

A double internal access garage with heavy-duty carpet, along with a dedicated laundry space complete with bench and storage, adds further practicality to the home. Set in a highly desirable location opposite one of Rolleston's key recreational parks, this is a home that offers both lifestyle and convenience.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

| | |
|--------------------|----------|
| Land area | 554 sqm |
| Floor area | 163 sqm |
| Tenure | Freehold |
| Rateable value | 740,000 |
| Land value | 350,000 |
| Improvements value | 390,000 |
| Rates | 4839 |

ENERGY

| | |
|---------------|-------------------------|
| Heating | Heat Pump |
| Insulation | Walls and Roof |
| Windows | Aluminum Double Glazing |
| Water heating | Electric |
| Ventilation | Extractor Fans |

CONSTRUCTION

| | |
|------------|--------------------------|
| Year built | 2020 |
| Exterior | Rockcote, Plaster, Cedar |
| Roof | Coloursteel |
| EQ repairs | Post Quake Build |

EDUCATION

| | |
|-----------|---|
| Primary | Clearview Primary, Rolleston Christian Primary, |
| Secondary | Rolleston College |

CHATELS

1x Auto garage door opener and 1x remote, Window treatments, Clothesline, Dishwasher, Electric oven & cooktop, 3x Extractor fans, Fixed floor coverings, 2x Heated towel rails, 1x Heat pump and 1x remote, Light fittings, Range hood, 2x Smoke detectors,



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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 mkrealestate.co.nz

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