

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

2 RIVERSTONE DRIVE, ROLLESTON



## 2 RIVERSTONE DRIVE, ROLLESTON

Deadline Sale (unless sold prior), Closing 19th May at 4pm

# TRULY EXCEPTIONAL

 5  3  3  350 m<sup>2</sup>  1801 m<sup>2</sup>

Located in sought-after Riverstone Drive, this exceptional 1801m<sup>2</sup> property is one of the finest and most complete homes to come to the Rolleston market in recent times. The beautifully finished 350m<sup>2</sup> Lineaboard home offers luxury living while still delivering everything a family could need. A formal entrance leads to the heart of the home, where a high-spec kitchen with quality appliances, stone benchtops, and a true butler's pantry connects seamlessly to the dining and living area. Two additional living spaces provide flexibility, including a formal lounge and a separate media/games room ideal for younger family members. High 2.7m stud ceilings, large windows, and stacker doors create a light-filled sense of space throughout.

Designed for family living, the home offers five genuine double bedrooms and three bathrooms, including a spacious master suite with luxury ensuite and oversized walk-in wardrobe. A separate laundry, extensive storage, and huge triple garage with drive-through access add further practicality. Comfort is assured year-round with three heat pumps and a gas fire.

Outdoors, a west-facing entertaining area with an automated covered louvre system overlooks landscaped grounds and a heated in-ground pool, creating the perfect setting for all-season enjoyment. A secondary entrance provides extra off-street parking for a boat, caravan, or vehicles, along with access to a separate double garage currently used as an entertaining/teenagers' retreat, but equally suited to extra garaging or a work-from-home setup.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

<b>Land area</b>	1801 sqm
<b>Floor area</b>	350 sqm
<b>Rateable value</b>	1470000
<b>Land value</b>	570000
<b>Improvements value</b>	900000
<b>Rates</b>	5977.40

## ENERGY

<b>Heating</b>	Heat Pumps, Heat transfer system,
<b>Insulation</b>	Walls and Roof
<b>Windows</b>	Aluminum Double Glazing
<b>Water heating</b>	Gas
<b>Ventilation</b>	Extractor Fans

## CONSTRUCTION

<b>Year built</b>	2014
<b>Exterior</b>	Linea
<b>Roof</b>	Ironn

## EDUCATION

<b>Early childhood</b>	Neemo Childcare Rolleston, Bright Beginnings Montessori Preschool and Nursery
<b>Primary</b>	Clearview Primary, Rolleston Christian Primary, West Rolleston Primary School,
<b>Secondary</b>	Rolleston College

## CHATTELS

4 Auto garage door openers and 4 remotes, Window treatments, Central vacuum, Clothesline, Dishwasher, Electric oven and cooktop, 3 Extractor fans, Fixed floor coverings, 1 Garden shed, 3 Heated towel rails, 3 Heat pumps and 3 remotes, Infinity water heating system, Heat transfer system, Light fittings, Range hood, Unmonitored security system, Smoke detectors, Waste disposal, Pool equipment, Pool, Louvres





## TIAAN KILIAN & STEPHAN KNOWLER

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.

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.

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