

# PROPERTY BROCHURE

20 Runnymede Drive, Templeton

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**MCRAE &  
KNOWLER**



# 20 RUNNYMEDE DRIVE, TEMPLETON

Deadline Sale (unless sold prior), Closing 22nd May at 2pm

## PRIVATE FAMILY LIVING ON A 943M<sup>2</sup> SECTION

 4  2  2  191 m<sup>2</sup>  943 m<sup>2</sup>

Tucked away on a private rear section, this solid brick home offers space, privacy and a well-designed layout, making it the perfect option for families looking to settle into a quiet and established setting.

Set on a generous 943m<sup>2</sup> section, the home is surrounded by beautifully established landscaping and mature trees, creating a peaceful and private environment from the moment you arrive. The fully fenced section provides a secure space for children and pets, while the large concrete patio area offers the perfect spot for outdoor entertaining.

Inside, the home features a spacious and functional layout with open plan kitchen and dining, complemented by a separate large living area filled with natural light. The well-appointed kitchen offers excellent workspace and storage, while heating is taken care of with both a heat pump and a fireplace that was upgraded in 2023, ensuring year-round comfort. Accommodation includes four bedrooms, with the master suite featuring its own ensuite and walk-in wardrobe. The remaining bedrooms are well-sized and serviced by a family bathroom complete with bath, shower and a separate toilet, making it ideal for busy households.

Additional features include a double detached garage with ample off-street parking, an internal laundry with storage and tub, and a practical layout designed for everyday living. A well-rounded family home offering space, privacy and comfort in a sought-after location.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

Land area	943 sqm
Floor area	191 sqm
Tenure	Freehold
Rateable value	800000
Land value	380000
Improvements value	420000
Rates	4808

## ENERGY

Heating	Heat Pump
Windows	Aluminum
Water heating	Electric
Ventilation	Extractor Fans

## CONSTRUCTION

Year built	1990
Exterior	Brick
Roof	Tiled/steel

## EDUCATION

Early childhood	Templeton Nursery & Preschool
Primary	Te Kura o Rātā Templeton School, St Bernadettes School (Hornby)
Secondary	Hornby High School

## CHATTELS

1 Auto garage door opener and 2 remotes, Window treatments, Clothesline, Dishwasher, Electric oven and stove, 2 Extractor fans, Fixed floor coverings, 2 Heated towel rails, 1 Heat pump and 1 remote, Heat transfer system, Light fittings, Range hood, 2 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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