

MCRAE & KNOWLER

PROPERTY BROCHURE

117 ED HILLARY DRIVE, ROLLESTON



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Deadline Sale, Closing 27th May 2026 at 12 pm

HIGH SPEC HOME IN FALCONS LANDING

 3  2  2  169 m²  453 m²

Filled with natural light, the open-plan living, dining, and kitchen area feels wonderfully spacious, enhanced by striking raised cathedral ceilings. At the heart of the home, the beautifully appointed kitchen is designed to bring people together, featuring a curved stone benchtop, a plumbed double fridge cavity, and an impressive walk-in pantry. The dining area enjoys a lovely outlook across the Kwila deck and landscaped backyard, while the living space opens seamlessly outdoors, creating an effortless connection for entertaining or relaxing in the sun. Designed for minimal upkeep without compromising on appeal, the gardens are complemented by a full irrigation system and concrete pathways for added practicality.

The master suite provides a relaxing retreat, complete with a walk-in wardrobe and a beautifully finished tiled ensuite featuring a luxurious shower, an LED mirror, and underfloor heating. Two further bedrooms, each with built-in wardrobes, are well-served by a stunning family bathroom offering a freestanding bath, tiled shower, underfloor heating, and a separate toilet with vanity. Adding to the home's thoughtful design is a dedicated laundry nook, complete with a tiled splashback and built-in storage, offering both style and everyday functionality. Additional features include built-in security cameras, three integrated speakers with an AMP, and a double garage for secure parking and extra storage, plus the balance of the 10-year Halo Guarantee. Beautifully finished and ready to enjoy, this home has all the hard work done; move in, unpack, and make the most of everything on offer from day one.

To be sold by Deadline Sale, Closing 27th May 2026 at 12 pm (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	453 sqm
Floor area	169 sqm
Tenure	Freehold
Rateable value	\$750,000
Land value	\$325,000
Improvements value	\$425,000
Rates	\$4773.05
Council zone	Living MDI

ENERGY

Heating	2 Heat Pumps
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2024
Exterior	Brick & LMA Timber
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 door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rails (2), Heat pump (2) and (2) remotes, Light fittings, Range hood, Smoke detectors, TV Brackets, Security camera (1), Irrigation system, Speakers (3) and Amp



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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