

MCRAE & KNOWLER

PROPERTY BROCHURE

17 DELAMARE WAY, ROLLESTON



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Deadline Sale (unless sold prior), Closing June 23
at 4pm

LUXURY LIVING ON DELAMARE WAY

 5  2  2  293 m²  2036 m²

Positioned among quality homes on generous sections, this beautifully renovated five-bedroom family home offers an exceptional lifestyle on a private 2,023m² section in the sought-after Kajens Country.

Designed for modern family living, the 293m² home features a spacious kitchen and dining area, multiple living spaces, seamless indoor-outdoor flow, and five well-proportioned bedrooms. Two stylish tiled bathrooms, including a master ensuite with underfloor heating, provide comfort and convenience for the whole family.

Year-round comfort is assured with four heat pumps, an HRV system, and a heat transfer system.

Outside, the lifestyle on offer is second to none. Enjoy a heated swimming pool, spa pool, basketball court, and a large fully fenced backyard with plenty of room for children and pets to play.

A rare opportunity to secure a quality family home with space, privacy, and outstanding recreational amenities in one of the area's most desirable locations.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	2036 sqm
Floor area	293 sqm
Tenure	Freehold
Rateable value	1,310,000
Land value	620,000
Improvements value	690,000

ENERGY

Heating	Heat Pumps, Heat transfer system,
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Gas
Ventilation	HRV

CONSTRUCTION

Year built	2006
Exterior	Brick
Roof	Tile

EDUCATION

Primary	West Rolleston Primary, Rolleston Christian School
Secondary	Rolleston College

CHATTELS

Auto garage door opener and 1 remote, Window treatments, Clothesline, Dishwasher, Electric oven, Induction cooktop, 2 Extractor fans, Fixed floor coverings, 3 Garden sheds (including pool shed), 3 Heated towel rails, 4 Heat pumps and 2 remotes, Infinity water heating system, Heat transfer system, Light fittings, Range hood, Smoke detectors, 3x TV brackets, Ventilation system, Waste disposal, Pool & filtration system + heat pump & associated fittings, Basketball board, Spa pool + HRV & water filters, Security system, CCTV system, WOFO irrigation reticulation,



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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