

MCRAE & KNOWLER

PROPERTY BROCHURE

492 HOSKYN'S ROAD, ROLLESTON



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Deadline Sale (unless sold prior) Closing 25 June
at 4pm

TIMELESS COUNTRY ESTATE

 4  3  2  350 m²  4 Hectares

Set on 4 hectares, this timeless country estate offers the space and versatility lifestyle buyers are seeking. Perfect for horses, farm animals, extended family, or simply enjoying room to spread out.

The four-bedroom, three-bathroom home includes a master suite with walk-in wardrobe and deck access, while the upstairs fourth bedroom features its own bathroom and living area—ideal for teenagers, guests, or extended family.

A well-appointed country-style kitchen with stone benchtops and a 90cm freestanding oven forms the heart of the home, flowing to multiple living areas and a separate sunroom. A log burner with wetback and heat pump provide year-round comfort.

Outdoor living is well catered for with a large deck and outdoor fire, while fenced paddocks, cattle yards and ample grazing make the property well suited to animals.

Adding further flexibility is a separate self-contained studio complete with kitchenette, bathroom and internal-access garage. Additional features include a bore water supply and a detached double garage with workshop space.

Conveniently located just minutes from Rolleston, this is a lifestyle property offering space, practicality and endless possibilities.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	4 Hectares
Floor area	350 sqm
Tenure	Freehold
Rateable value	1430000
Land value	650000
Improvements value	780000

ENERGY

Heating	Heat Pump & Log Burner
Windows	Aluminum
Water heating	Electric wetback
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2005
Exterior	Brick
Roof	Coloursteel

EDUCATION

Early childhood	Active Explorers Rolleston, Selwyn Kids
Primary	West Melton School
Secondary	Rolleston College

CHATTELS

3 Auto garage door openers and 3 remotes, Window treatments, Clothesline, Electric oven, Induction cooktop, 4 Extractor fans bathroom, Fixed floor coverings, 1 Heat pump and 1 remote, Light fittings, Range hood, Smoke detectors,



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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