

# MCRAE & KNOWLER

---

**PROPERTY BROCHURE**

6 RADCOT DRIVE, ROLLESTON



## 6 RADCOT DRIVE, ROLLESTON

Deadline Sale (unless sold prior), Closing July 30th at 4pm

# SPACE, STYLE & STEPS FROM LEMONWOOD GROVE

 4  2  2  203 m<sup>2</sup>  621 m<sup>2</sup>

Combining generous family living with a highly convenient location, this beautifully presented four-bedroom home offers the space, comfort and practicality growing families are searching for.

From the street, the combination of chic grey weatherboard detailing, contrasting black brick and exposed aggregate concrete creates strong contemporary appeal. Inside, the well-designed layout centres around a spacious open-plan kitchen, dining and living area, complemented by a separate second lounge providing plenty of room for the family to spread out. The kitchen is a standout feature, complete with a large island bench, quality appliances and an impressive 900mm Fisher & Paykel freestanding induction cooker. A generous walk-in pantry and scullery with its own sink add further functionality, making this a fantastic space for everyday family life and entertaining.

Year-round comfort is well covered with a wetback fireplace in the main living area and two heat pumps, while an integrated speaker system adds another touch of convenience. Outside, the home flows to a generous concrete patio surrounded by established landscaping, providing an inviting space to relax or entertain. Accommodation includes four bedrooms, with the master suite featuring a walk-in wardrobe and tiled ensuite shower. The modern family bathroom is equally well appointed with a freestanding bath.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS

**TIAAN KILIAN**

tiaan@mkrealestate.co.nz

027 842 4345



## LEGALS

|                    |          |
|--------------------|----------|
| Land area          | 621 sqm  |
| Floor area         | 203 sqm  |
| Tenure             | Freehold |
| Rateable value     | 830000   |
| Land value         | 350000   |
| Improvements value | 480000   |
| Rates              | 4,888.85 |
| Council zone       | 9A       |

## ENERGY

|               |                                |
|---------------|--------------------------------|
| Heating       | Log Burner Wetback, Heat Pumps |
| Insulation    | Walls & Roof                   |
| Windows       | Aluminum Double Glazing        |
| Water heating | Electric wetback               |

## CONSTRUCTION

|            |                                 |
|------------|---------------------------------|
| Year built | 2016                            |
| Exterior   | Brick and JH Linea Weatherboard |
| Roof       | Coloursteel                     |
| EQ repairs | Post Quake Build                |

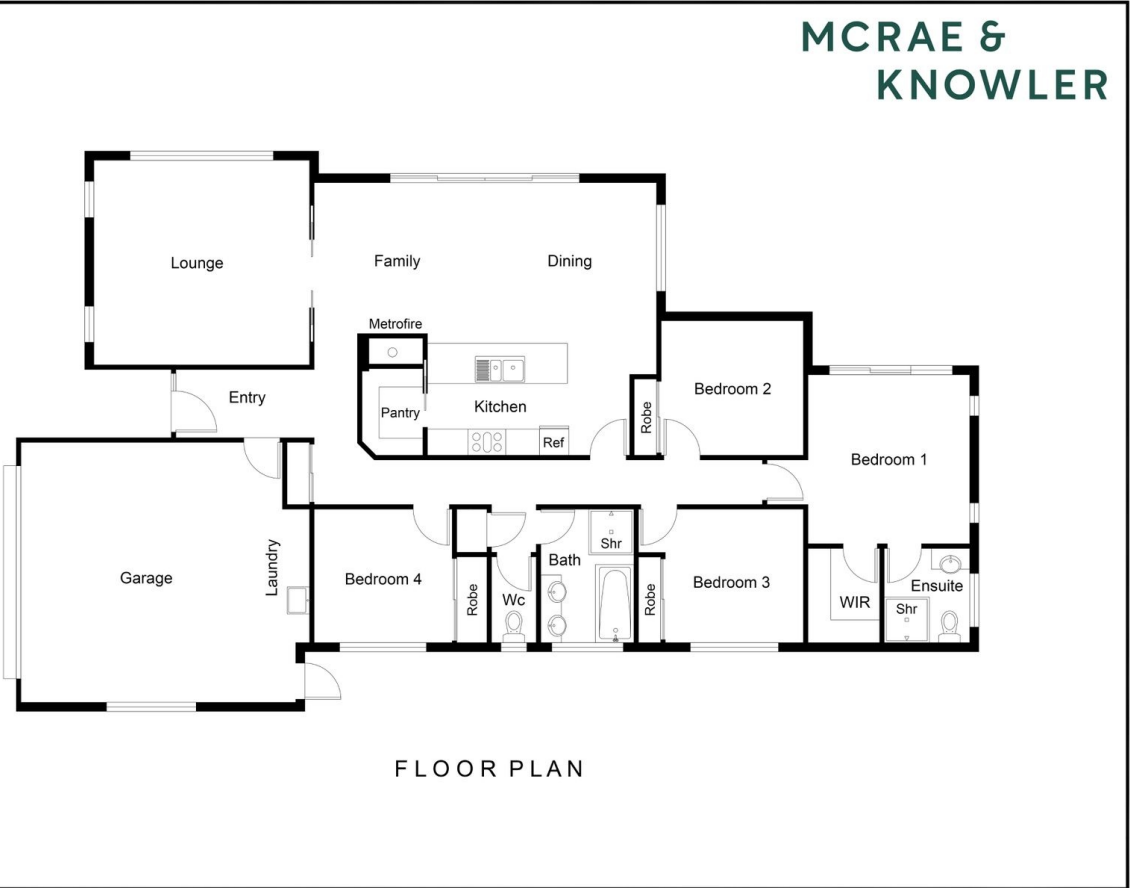
## EDUCATION

|           |                                                        |
|-----------|--------------------------------------------------------|
| Primary   | Lemonwood Grove School, Rolleston<br>Christian School, |
| Secondary | Rolleston College                                      |

## CHATTELS

1x Auto garage door opener and 2x remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Induction cooktop, 3x Extractor fans, Fixed floor coverings, 1x Garden shed, 2x Heated towel rails, 2x Heat pumps and 2x remotes, Light fittings, Range hood, Smoke detectors, 3x TV brackets, Waste disposal, Front door camera, Speakers and receiver, Log burner wetback, Fire guard

# NOTES





## 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.



[tiaan@mkrealestate.co.nz](mailto:tiaan@mkrealestate.co.nz)



[mkrealestate.co.nz](https://mkrealestate.co.nz)

Powered by Ownly Ltd. Licensed REAA 2008