

MCRAE & KNOWLER

PROPERTY BROCHURE

831 WATERHOLES ROAD, ROLLESTON



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Deadline Sale, Closing 12th August 2026 at 2pm

COUNTRY LIVING WITHOUT COMPROMISE

 4  3  3  324 m²  3.57 Hectares

Set amongst established trees and mature gardens, this exceptional lifestyle property combines spacious family living with an outstanding range of sheds and supporting infrastructure. Positioned to capture all-day sun and peaceful rural views, the 324m² home offers privacy, functionality, and effortless country living. A striking skylit entrance leads to the heart of the home, where the open-plan kitchen, dining and living area is enhanced by raised box ceilings, expansive bay windows with built-in seating, and a freestanding wood burner. The well-appointed kitchen features generous bench space, a walk-in pantry, and excellent storage, while seamless indoor-outdoor flow opens to a sun-soaked patio and sheltered courtyard. A separate lounge provides additional living space and flexibility for families. Accommodation includes four generous double bedrooms, with the master offering patio access, a walk-in wardrobe, and tiled ensuite. Two further bedrooms share a Jack-and-Jill bathroom, while a family bathroom, separate toilet, large office or fifth bedroom, separate laundry, triple internal-access garage, and ample storage complete the home. Complementing the residence is an exceptional collection of outbuildings and infrastructure, including multiple sheds, loose boxes, a tack room, well-fenced paddocks, an all-weather arena, round pen, holding yards, and a professionally formed rotten rock track. A separate entrance provides convenient access to these facilities while maintaining the privacy of the home. Offering an exceptional combination of quality living, beautifully established grounds, and comprehensive supporting infrastructure, this is a rare opportunity to secure a premium lifestyle property designed for space, versatility, and the very best of country living.

To be sold by Deadline, closing 12th August 2026 at 2 pm (unless sold prior)



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	3.57 Hectares
Floor area	324 sqm
Tenure	Freehold
Rateable value	\$1,700,000
Land value	\$880,000
Improvements value	\$820,000
Rates	\$4,691.05
Council zone	Inner Plains

ENERGY

Heating	Heat Pump & Log Burner
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2007
Exterior	Brick
Roof	Iron
EQ repairs	CLM/2010/011616

EDUCATION

Early childhood	Wildheart ECE Rolleston, BestStart Farington, Freckles Early Learning Centre
Primary	Broadfield School
Secondary	Lincoln High School

CHATTELS

Auto garage door opener (2) and (4) remotes, Window treatments, Clothesline, Dishwasher, Electric oven (1) and half oven (1), Gas cooktop, Extractor fans (3), Fixed floor coverings, Heated towel rails (3), Heat pump (1) and (1) remote, Light fittings, Range hood, Smoke detectors

This image shows a single sheet of white paper with horizontal green ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This floor plan illustrates a spacious 4-bedroom residence. The layout includes a large front-facing garage, a central entry, and a well-equipped kitchen with a breakfast nook. The living areas consist of a dining room, a living room with a fireplace, and a large lounge. The study is located near the laundry and a central bathroom. The bedrooms are distributed across the rear and side of the property, each featuring a wardrobe (Robe) and access to a bathroom or ensuite. The plan also shows a central hall, a linen closet (Lcn), and a utility area (Cbd).

Rooms and Features:

- Garage:** Large front-facing garage.
- Entry:** Central entry with a coat closet (Cbd).
- Kitchen:** Includes a pantry (Pty), refrigerator (Ref), and a breakfast nook.
- Dining:** Adjacent to the kitchen.
- Living:** Features a fireplace.
- Lounge:** Large central lounge area.
- Study:** Located near the laundry.
- Laundry:** Includes a utility area (Cbd).
- WC:** Central bathroom.
- Bath:** Bathroom located near the study.
- Bedroom 1:** Master bedroom with an ensuite and a large wardrobe (Robe).
- Bedroom 2:** Bedroom with a wardrobe (Robe) and access to a bathroom.
- Bedroom 3:** Bedroom with a wardrobe (Robe) and access to a bathroom.
- Bedroom 4:** Bedroom with a wardrobe (Robe) and access to a bathroom.
- Ensuite:** Two ensuite bathrooms, one for the master bedroom and one for a secondary bedroom.
- WIR:** Walk-in wardrobe located near the master bedroom.
- Robe:** Multiple wardrobes throughout the bedrooms.
- Lcn:** Linen closet located near the central bathroom.

FLOOR PLAN



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



cameron@mkrealestate.co.nz



mkrealestate.co.nz

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