

MCRAE & KNOWLER

PROPERTY BROCHURE

5 COOPWORTH MEWS, WEST MELTON



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Deadline Sale, Closing 14th August 2026 at 4pm

ROOM FOR EVERYONE AND EVERYTHING

 4  2  4  248 m²  1616 m²

Set on a generous 1,616m² section, this substantial 336m² (including portico) four-bedroom home offers the space, flexibility and practicality growing families are looking for.

At the heart of the home is a light-filled open-plan kitchen, dining and living area, complete with stone benchtops, induction cooking and a generous scullery. A separate lounge and dedicated office provide plenty of options for family life and working from home.

The living area flows out to a sun-filled deck and covered alfresco space, overlooking a large fully irrigated backyard with room for children, pets and entertaining.

Accommodation includes four bedrooms, with the spacious master featuring a walk-in wardrobe and tiled ensuite. Both bathrooms are fully tiled with underfloor heating and LED mirrors.

Fully insulated and carpeted four-car garage, attic storage, extensive off-street parking and secure gated space for a boat or caravan set this property apart. Additional features include ducted heating, a log burner, integrated speakers, a separate laundry and a garden shed.

Backing onto a reserve walkway, finished in a striking plaster and cedar combination, this is a standout family home with room for everyone and everything.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS



LEGALS

Land area	1616 sqm
Floor area	248 sqm
Tenure	Freehold
Rateable value	1,370,000
Land value	425,000
Improvements value	945,000
Rates	4,445.60
Council zone	Living West Melton (South)

ENERGY

Heating	Heat Pump
Insulation	Walls & Roof
Windows	Aluminium, Double Glazed
Water heating	Gas

CONSTRUCTION

Year built	2024
Exterior	Plaster & Cedar
Roof	Coloursteel
EQ repairs	Post Quake Build

EDUCATION

Early childhood	BestStart West Melton, West Melton Nursery & Kindergarten
Primary	West Melton School
Secondary	Rolleston College

CHATTELS

2x Auto garage door openers and 3x remotes, Window treatments, Clothesline, Dishwasher, Electric Oven, Induction cooktop, 2x Extractor fans, Fixed floor coverings, 1x Garden shed, 2x Heated towel rails, 1x Heat pump and 1x remote, Infinity water heating system, Light fittings, Range hood, Smoke detectors, 5x TV brackets, Waste disposal, Ring doorbell, Instant boiling water kitchen tap, Water filtration system



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



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