

MCRAE & KNOWLER

PROPERTY BROCHURE

6 REMBRANDT DRIVE, ROLLESTON



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Deadline Sale (unless sold prior), Closing 27th of August at 4pm

CENTRAL LIVING WITH A BACKYARD TO LOVE

 3  2  2  174 m²  816 m²

Positioned in a convenient central Rolleston location, this solid early-2000s brick home combines comfortable everyday living with an impressive 814m² section and a beautifully established outdoor setting.

Inside, the home features a generous open-plan living area alongside an updated kitchen with a thick cultured marble benchtop, creating a practical and welcoming hub for daily life.

There are three bedrooms, two bathrooms and a separate internal laundry, giving the home a practical layout that will suit a wide range of buyers. The home is also double-glazed, while a log burner provides warmth and ambience through the cooler months.

Outside is where this property really comes into its own. A large deck and pergola create an inviting space for summer entertaining, BBQs or simply relaxing in the established surroundings.

The generous section has been beautifully landscaped and well maintained, with a greenhouse, established veggie gardens, kids' playhouse and storage shed adding plenty of practicality and personality. There is room for children and pets to enjoy the outdoors, while gardeners will appreciate having established spaces already in place.

A carport, gated access and plenty of off-street parking complete the package.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TIAAN KILIAN

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LEGALS

Land area	816 sqm
Floor area	174 sqm
Tenure	Freehold
Rateable value	750,000
Land value	370,000
Improvements value	380,000
Rates	\$4575

ENERGY

Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2005
Exterior	Brick
Roof	Concrete Tile

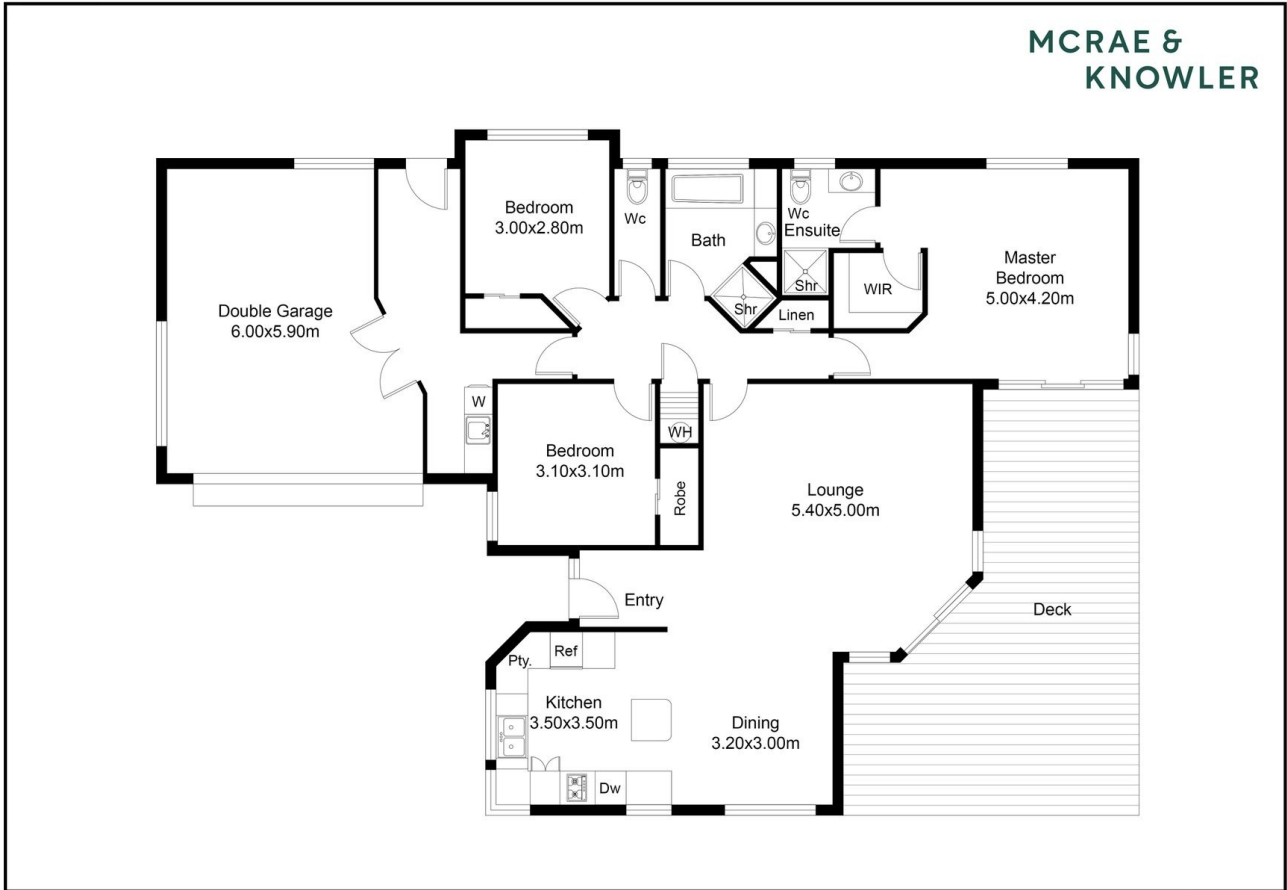
EDUCATION

Primary	On the boundary of Clearview Primary and Rolleston School
Secondary	Rolleston College

CHATTELS

Auto garage door opener and 1x remote, Window treatments, Clothesline, Dishwasher, Electric oven, Induction cooktop, 2x Extractor fans, Fixed floor coverings, 1x Garden shed, Light fittings, Range hood, Smoke detectors, TV brackets, Playhouse, Greenhouse, Water filtration system,

NOTES





INTRODUCING

TIAAN KILIAN

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.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



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