

MCRAE & KNOWLER

PROPERTY BROCHURE

81 LADY ISAAC DRIVE, ROLLESTON



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Deadline Sale (unless sold prior), Closing
September 3rd at 4pm

A STANDOUT HOME WITH REAL PERSONALITY

 3  2  2  159 m²  401 m²

Built in 2021 and owned by a builder, this beautifully presented three-bedroom home offers something a little different from the typical modern build, with thoughtful design touches and added character throughout.

The north-facing open-plan kitchen, dining and living area is filled with natural light, while the standout dark kitchen features full-height cabinetry and LED strip lighting. The separate internal laundry continues the same cohesive design, with a built-under-bench washing machine and dryer setup plus overhead shelving. Subtle colour tones add warmth, while the north-facing living area and master bedroom make the most of the sun.

Outside, the beautifully landscaped section offers a low-maintenance setting, with a private patio and spa area ideal for relaxing or entertaining. Finished in painted brick with Linea cladding, this is a smart, modern home with style, sun and thoughtful extras.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TIAAN KILIAN

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LEGALS

Land area	401 sqm
Floor area	159 sqm
Tenure	Freehold
Rateable value	\$720,000
Land value	\$315,000
Improvements value	\$405,000

ENERGY

Heating	Heat Pump
Insulation	Walls and Roof
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2021
Exterior	Painted brick and Linea
Roof	Coloursteel
EQ repairs	Post Quake Build

EDUCATION

Primary	Te Rōhutu Whio, Rolleston Christian School,
Secondary	Rolleston College

CHATTELS

1x Auto garage door opener and 3x remotes, Window treatments, Clothesline, Dishwasher, Electric oven and cooktop, 3x Extractor fans, Fixed floor coverings, 1x Garden shed, 2x Heated towel rails, 1x Heat pump and 1x remote, Light fittings, Range hood, Smoke detectors, TV Brackets,

NOTES

This image shows a blank 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.



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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