

# MCRAE & KNOWLER

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**PROPERTY BROCHURE**

8 ANZAC LANE, ROLLESTON



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Enquiries Over \$1,495,000

## YOUR MINI ESTATE IN THE HEART OF ROLLESTON AWAITS

 4  2  2  320 m<sup>2</sup>  3956 m<sup>2</sup>

A rare 3,956m<sup>2</sup> MRZ holding in the heart of Rolleston, conveniently located minutes from West Rolleston School, public transport and the town centre. The substantial 320m<sup>2</sup> home offers generous family living with a light-filled kitchen, three living/dining areas, multiple bedroom options and a spacious master suite with ensuite, kitchenette, WIR, storage and balcony overlooking the pool and established grounds. A study, laundry, utility room, extensive storage, log burner and heat pumps add to the practicality.

Outside, enjoy a large inground pool with covered seating/storage, separate garage and workshop, mature fruit trees, vegetable gardens, tunnel house and extensive off-street parking. With significant space, privacy and potential, this property offers options for families, investors, landbankers or those seeking work-from-home opportunities.

A tidy, approximately four-year-old self-contained small home is available to purchase separately for offers over \$90,000, providing flexibility for intergenerational living, teenagers or a dedicated workspace.



SCAN TO DOWNLOAD  
REPORTS AND SALE  
PARTICULARS



## LEGALS

|                    |           |
|--------------------|-----------|
| Land area          | 3956 sqm  |
| Floor area         | 320 sqm   |
| Tenure             | Freehold  |
| Rateable value     | 1,325,000 |
| Land value         | 875,000   |
| Improvements value | 450,000   |

## ENERGY

|               |                         |
|---------------|-------------------------|
| Heating       | Heat Pumps              |
| Insulation    | Roof                    |
| Windows       | Aluminum Double Glazing |
| Water heating | Electric wetback        |

## CONSTRUCTION

|            |                               |
|------------|-------------------------------|
| Year built | 1965                          |
| Exterior   | Summerhill Stone & Hardiplank |
| Roof       | Corrugated Iron               |

## EDUCATION

|           |                                                    |
|-----------|----------------------------------------------------|
| Primary   | West Rolleston Primary, Rolleston Christian School |
| Secondary | Rolleston College                                  |

## CHATTELS

Window treatments, Clothesline, Dishwasher, Electric oven, Gas cooktop, Extractor fan (bathroom), Fixed floor coverings, Garden shed (1), Heated towel rails (2), Heat pumps (4) and 4 remotes, Light fittings, Range hood, Refrigerator, Smoke detectors, TV brackets, Camera by pool, Pool filtration system, Water purifiers, Glass tunnel house

# NOTES

[illegible]



## INTRODUCING

# STEPHAN KNOWLER

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. Growing up in the deep south of Western Southland, he retains a deep love for the land and currently lives on a 13-hectare property in the Irwell district.

When not working, Stephan enjoys spending time with his wife Leonie and their three daughters, Georgia, Matilda, and Jemima. He also loves exploring the great outdoors, with hobbies including fishing, hunting, diving, and boating.



SCAN TO REQUEST  
A MARKET PRICE  
UPDATE



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