MCRAE &
KNOWLER

PROPERTY BROCHURE

28 SHERIDAN DRIVE, ROLLESTON

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Enquiries Over $1,350,000

A PRIVATE RETREAT OF SPACE, STYLE AND SUBSTANCE

4 | 2 | 3 | 300 m² | 1221 m²

Set within the prestigious Kajens Estate, this beautifully renovated 300m² home combines space, privacy and considered living on a generous 1,221m² section, creating a rare sense of scale and seclusion in the heart of Rolleston. From the impressive entrance, expansive kitchen, dining and living spaces provide an exceptional setting for both everyday living and entertaining. The stunning kitchen is a genuine showpiece, centred around an oversized stone island with waterfall ends, extensive storage, plumbed double-fridge space and a beautifully appointed walk-in scullery. Miele appliances include an induction hob, steam oven, combination oven, plate warmer and dishwasher, with additional cooking appliances within the scullery. The main living area flows outdoors through two sets of sliding doors to a concrete patio and established grounds, while a separate lounge with built-in speakers provides additional living space. The master suite is privately positioned and features a generous bedroom, fitted walk-in wardrobe, and direct access to a secluded courtyard surrounded by mature gardens, a feature fountain, and a spa. The tiled ensuite includes a substantial rainfall shower, freestanding bath and bespoke vanity. Three further double bedrooms, all with fitted wardrobes, are complemented by a tiled family bathroom and separate toilet. A fourth bedroom positioned off the main living area also offers flexibility as a home office. Practicality is well considered, with excellent storage, a dedicated laundry, four heat pumps and wool carpets throughout the bedrooms. Outside, established gardens are supported by irrigation, while vehicle and storage options are exceptional. The oversized internal-access double garage includes a workshop area, with double gates opening to a fully concreted side and rear area, a detached single garage, a garden shed, and ample parking for additional vehicles, a boat, or a caravan.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

CAMERON MCRAE cameron@mkrealestate.co.nz 027 769 6696

LEGALS

Land area	1221 sqm
Floor area	300 sqm
Tenure	Freehold
Rateable value	1,220,000
Land value	470,000
Improvements value	750,000
Rates	$5454.05

ENERGY

Heating	Heat Pumps
Insulation	Walls and Roof
Windows	Aluminum Double Glazing

CONSTRUCTION

Year built	2010
Exterior	Brick
Roof	Longrun

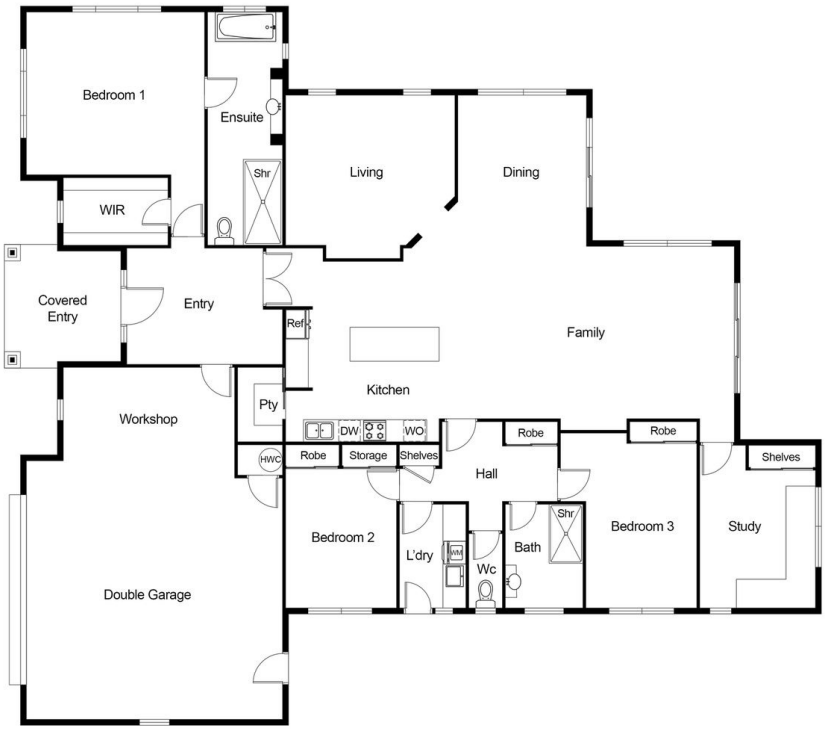
EDUCATION

Early childhood	Blossoms Educare Rolleston, Kidsfirst Kindergartens West Rolleston, Bright Beginnings Montessori Preschool and Nursery
Primary	West Rolleston Primary, Rolleston Christian School
Secondary	Rolleston College

CHATTELS

2x Auto garage door opener and 4x remotes, Window treatments, Clothesline, Dishwasher, Steam/conventional oven, Conventional oven, warmer draw microwave oven, Induction cooktop, 2x Extractor fans, Fixed floor coverings, 1x Garden shed, 2x Heated towel rails, 4x Heat pumps and 4x remotes, Light fittings, Range hood, Unmonitored security system, Smoke detectors, TV brackets, Waste disposal, Spa pool & accessories, Water feature, Ceiling speakers x7 (5 inside & 2 outside)

NOTES



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

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mkrealestate.co.nz

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