MCRAE &
KNOWLER

PROPERTY BROCHURE

1 DUPORTH ROAD, ROLLESTON

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Enquiries Over $849,000

MODERN FAMILY LIVING. PRIME LOCATION.

3 | 2 | 2 | 180 m² | 651 m²

Positioned on a generous 651sqm corner section, this well-designed home combines contemporary style with practical family living, all within easy reach of Rolleston's newest school and growing shopping precinct.

A welcoming entrance foyer leads through to the heart of the home, where the open-plan kitchen, dining, and living area is enhanced by a striking cathedral ceiling, creating an impressive sense of space and light. The kitchen is both stylish and functional, featuring Bosch appliances, induction cooking, and a walk-in pantry. A separate lounge, complete with a barn door slider, provides valuable flexibility for families, offering a second living space to relax, entertain, or retreat to when needed.

Indoor-outdoor flow is seamless, with both living areas connecting easily to the patio and garden, creating an inviting space for entertaining and everyday enjoyment.

The master suite is privately positioned and features a walk-in wardrobe, ensuite with tiled shower, and direct access to the patio. Two further bedrooms are serviced by a family bathroom, complemented by a separate toilet and vanity for added convenience.

Practicality is well catered for with a dedicated laundry area within the internal-access garage, excellent storage throughout, and a layout designed to make everyday living easy.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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YETI
More Espresso
LESS DEPRESSO

artifically enhanced

LEGALS

Land area	651 sqm
Floor area	180 sqm
Tenure	Freehold
Rateable value	$ 830,000
Land value	$ 365,000
Improvements value	$ 465,000
Rates	$ 4,154.50
Council zone	Residential Zone A
Technical category	Rural/Unmapped

ENERGY

Heating	Heat Pump
Insulation	Walls & Roof
Windows	Aluminum, Double Glazed
Water heating	Electric
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2024
Exterior	Rockcote
Roof	Coloursteel
EQ repairs	Post Quake Build

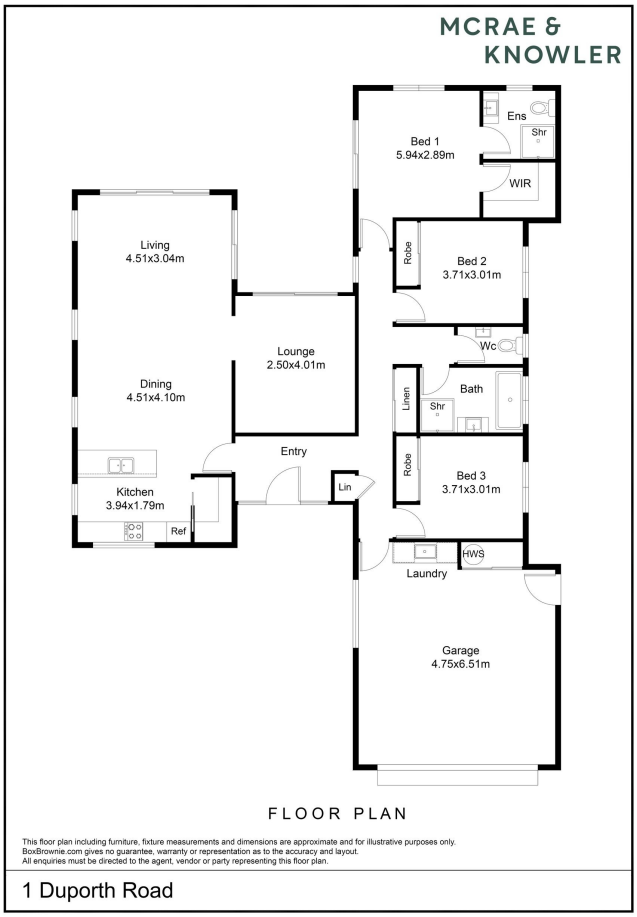
EDUCATION

Primary	Te Rau Horopito, Rolleston Christian School
Secondary	Rolleston College

CHATTELS

Auto garage door opener & Remote, Window treatments, Clothesline, Bosch Dishwasher, Bosch Oven & Induction Cooktop, Extractor Fans x 2, Heat pump & Remote, Light fittings, Fixed floor coverings, Rangehood, Smoke detectors, Waste disposal

NOTES


MCRAE &
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Bed 1
5.94x2.89m
Ens
Shr
WIR
Living
4.51x3.04m
Robe
Bed 2
3.71x3.01m
Lounge
2.50x4.01m
Wc
Dining
4.51x4.10m
Linen
Bath
Shr
Entry
Robe
Bed 3
3.71x3.01m
Kitchen
3.94x1.79m
Lin
Ref
HWS
Laundry
Garage
4.75x6.51m
FLOOR PLAN
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.
1 Duporth Road

INTRODUCING

TANYA MARILLIER

Having firmly established herself as a trusted local expert in Selwyn's real estate market, Tanya understands that buying or selling a home isn't just a transaction—it's a journey. Selling real estate since 2018, and in excess of $100 million in sales, she brings passion, expertise, and meticulous attention to detail to every client and customer she works with.

Tanya's top priority is always her clients. She takes the time to listen, understand their needs, and tailor her approach to ensure the best possible outcome. "One-size-fits-all" Real Estate is not an ethos she believes in.

Her goal is to make the process smooth, stress-free, and even enjoyable. What truly sets Tanya apart is her commitment to delivering exceptional service beyond just the sale.

In a fast-paced and ever-changing property market, Tanya stays ahead by continuously refining her strategies and adapting to new challenges. She leverages cutting-edge tools, market insights, and innovative techniques to give her clients a competitive edge.

Before real estate, Tanya spent over 16 years excelling in corporate finance, administration, and office management. Her strong organizational skills, attention to detail, and client-focused mindset have been key to her continued success—just ask her happy clients.

SCAN TO REQUEST
A MARKET PRICE
UPDATE

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