

MCRAE & KNOWLER

PROPERTY BROCHURE

36 DORPER ROAD, WEST MELTON



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Deadline Sale, Closing 3rd November 2026 at 3 pm

ROOM FOR THE FAMILY, THE CARS AND THE BOAT

 4  2  4  283 m²  940 m²

Most family homes make you choose between room for the kids and room for the toys. This brand-new Today Homes build in Wilfield, West Melton doesn't. It has two living areas, four bedrooms plus an office, four-car garaging and a large driveway for the boat.

The kitchen, dining and living are open plan under vaulted ceilings. The kitchen has a 900mm induction hob, a central island and a walk-in scullery, so the mess stays out of sight when people are over. Outside, two separate outdoor living areas offer flexibility. You can follow the sun through the day, or let the kids have one while the adults have the other. Inside, a separate lounge with a built-in TV recess gives you a second living space, and the office by the front door suits working from home.

The main bedroom has a walk-in robe and an ensuite with a tiled walk-in shower. The other three bedrooms share a main bathroom with a freestanding bath, a tiled shower and a separate toilet. The four-car garage has two double doors, garage carpet and storage above, with a large concrete apron out front. There's room for the cars, a workshop, and the boat or caravan off the street. Running costs are kept down with 10 solar panels and a ducted heat pump. Brick and cedar cladding under a Colorsteel roof keeps maintenance low, and the home is backed by a 10-year Master Build Guarantee.



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TIAAN KILIAN

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LEGALS

Land area	940 sqm
Floor area	283 sqm
Tenure	Freehold
Land value	370,000
Council zone	Living West Melton (South)

ENERGY

Heating	Daikin Heat Pump System
Insulation	Walls and Roof
Windows	Double glazed, thermally broken, argon gas filled with LowE glass film
Water heating	Electric

CONSTRUCTION

Year built	2026
Exterior	Brick & Vertical Shiplap
Roof	Longrun

EDUCATION

Early childhood	BestStart West Melton, West Melton Nursery & Kindergarten
Primary	West Melton Primary
Secondary	Rolleston College

CHATTELS

Auto garage door openers (2) and (4) remotes, Dishwasher, Electric oven, Induction cooktop, Extractor fans (2), Fixed floor coverings, Daikin heat pump system, Light fittings, Range hood, Smoke detectors, 10-panel solar system to roof.

NOTES



The Floorplan Provided Is For Illustrative Purposes Only And Is Not 100% To Scale. Dimensions And Layouts Are Approximate



CAMERON MCRAE & TIAAN KILIAN

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.

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.



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