MCRAE & KNOWLER

PROPERTY BROCHURE

52 LOWES ROAD, ROLLESTON



52 LOWES ROAD, ROLLESTON

Asking Price $920,000

FOUR CAR GARAGING IN CENTRAL ROLLESTON

4 2 4 260 m² 851 m²

Tucked down a private laneway in the heart of Rolleston, this much-loved 260m² home offers something increasingly hard to find: space, privacy and a genuine sense of peace, with everything close by. Set on an impressive 851m² section backing directly onto Durrell Way Reserve, with award-winning gardens established over many years, it feels private and removed from the neighbouring homes. The open-plan kitchen, dining and living area is the heart of the home. The spacious kitchen features a half-and-half double oven, double dishdrawer, excellent pantry and storage, and a large window over the double sink that captures the morning sun, with a sliding door to the patio and gardens.

Double doors lead to a separate second lounge with a freestanding log burner and large windows framing the garden and reserve outlook. The master bedroom sits privately at the rear with a walk-in wardrobe, ensuite and sliding door to a private patio. Three further double bedrooms, all with built-in wardrobes, are served by the family bathroom and separate toilet with vanity. Practical features include double internal-access garaging, a separate laundry, substantial hallway storage, two heat pumps, an HRV system and full water filtration. Outside there's a second detached double garage, two garden sheds (including a larger portacom-style shed), a woodshed, plenty of off-street parking and a fully fenced section with gated access to the reserve. Lovingly cared for and thoughtfully maintained, this home is ready to enjoy now, with scope to add your own style over time. With Rolleston College, Foster Park, shops and cafés all close by, it combines convenience with a level of privacy that is genuinely hard to replicate.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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













LEGALS

Land area	851 sqm
Floor area	260 sqm
Tenure	Freehold
Rateable value	860,000
Land value	380,000
Improvements value	480,000
Rates	3888.00
Council zone	Living 1

ENERGY

Heating	2 x Heat pumps
Insulation	Walls and Roof
Windows	Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2005
Exterior	Brick
Roof	Steel/G-iron
EQ repairs	CLM/2010/074509, CLM/2011/217055, CLM/2011/010472

EDUCATION

Early childhood	Little Wonders Rolleston, Active Explorers Rolleston, Ako Rolleston
Primary	Rolleston Primary School
Secondary	Rolleston College

CHATTELS

Auto garage door openers (2) and (4) remotes, Window treatments, Clothesline, Double dish drawer, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Garden sheds (2), Heated towel rails (2), Heat pump (2) and (2) remotes, Heat transfer system, Light fittings, Range hood, Smoke detectors, Waste Disposal. Security cameras (no hard drive)

NOTES



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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