PROPERTY BROCHURE

5 ROTHERHAM DRIVE
WEST MELTON

A
+ S



5 ROTHERHAM DRIVE
WEST MELTON

GRAND IN GAINSBOROUGH

5 3 4 418m2 3,978m2

Beyond the electronic gates, a tree-lined drive curves towards 5 Rotherham Drive. Here in West Melton's Gainsborough neighbourhood, a 418sqm (approx.) home sits on 3,978sqm (approx.) of established grounds. Both living areas open onto the same tiled patio, with a place for lunch beneath the pergola and room on the lawn for a proper game of backyard cricket.

Inside, 2.7m ceilings lend height to the open plan kitchen, dining and living area. An elegant waterfall island anchors the kitchen, giving guests somewhere to pull up a stool while dinner takes shape. A gas hob, electric oven and walk-in pantry keep everything close at hand. Open the doors on either side of the living space and the garden becomes part of the room.

Double doors lead to a separate lounge where you can settle in for a film while conversation carries on next door. A fire, two heat pumps and double glazing keep things comfortable through the seasons, with underfloor heating in the kitchen and bathrooms for chilly Canterbury mornings.

The thoughtfully designed layout offers five bedrooms, including a spacious master suite with a walk-in wardrobe and ensuite featuring a tiled shower. Positioned at the opposite end of the home, the guest bedroom also enjoys its own ensuite, providing a private and comfortable retreat for visiting family or extended stays. The remaining three bedrooms are serviced by a well-appointed family bathroom with a bath and separate tiled shower. A dedicated office, separate laundry and additional toilet complete this spacious and practical layout.

Car enthusiasts have their own reason to look twice. The carpeted, internal-access garage takes four cars, with attic storage overhead and generous sealed parking outside.

Clipped hedges frame the fully fenced grounds, where broad lawns give way to established gardens and raised vegetable beds. Beyond the main patio, separate decks offer a quieter place to sit. Irrigation and a woodshed take care of the practicalities.

For buyers looking ahead, the General Residential zoning offers subdivision potential, subject to council approval and buyer due diligence. For now, there's something rather special about keeping all that space to yourself.

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LEGALS

Land area	418 m2 (approx.)
Floor area	3,978 m2 (approx.)
Tenure	Freehold
Rateable value	$1,750,000
Rates	$5,060.15
Council zone	General Residential Zone

ENERGY

Heating	In-built log burner, heat pump(s) (2)
Insulation	Ceiling, walls
Windows	Double glazed; aluminium
Water heating	Electric

CONSTRUCTION

Exterior	Plaster
Roof	Colorsteel

CHATTELS

Auto Garage Door Opener (2) and Remote(s) (4) | Window Treatments | Electric - Oven | Gas - Hob | Dishwasher | Range Hood | Refrigerator | Extractor Fan (3) | Fixed Floor Coverings | Light Fittings | Smoke Detector(s) | Security System (unmonitored) | Heated Towel Rail(s) (3) | In-Built Log Burner | Heat Pump (2) and Remote(s) (2) | Clothesline | Woodshed | Electric Gates (solar powered) | Shade Sail | Irrigation



INTRODUCING AMY + SHAR

Founded in 2025, A + S is an innovative boutique real estate agency based in Darfield, led by the dynamic duo of Amy Jones and Shar Simôn. With over 18 years of combined experience, Amy and Shar have honed their skills to perfection, creating an agency that offers something truly unique—an exceptional personal touch + unparalleled local market knowledge.

We deliver a bespoke service that's only possible with a boutique agency. It's all about you—your needs, your goals, and your journey. We pride ourselves on building long-lasting relationships with our clients based on trust, integrity, and a shared passion for real estate. When you work with us, you're not just another transaction; you're a valued partner.

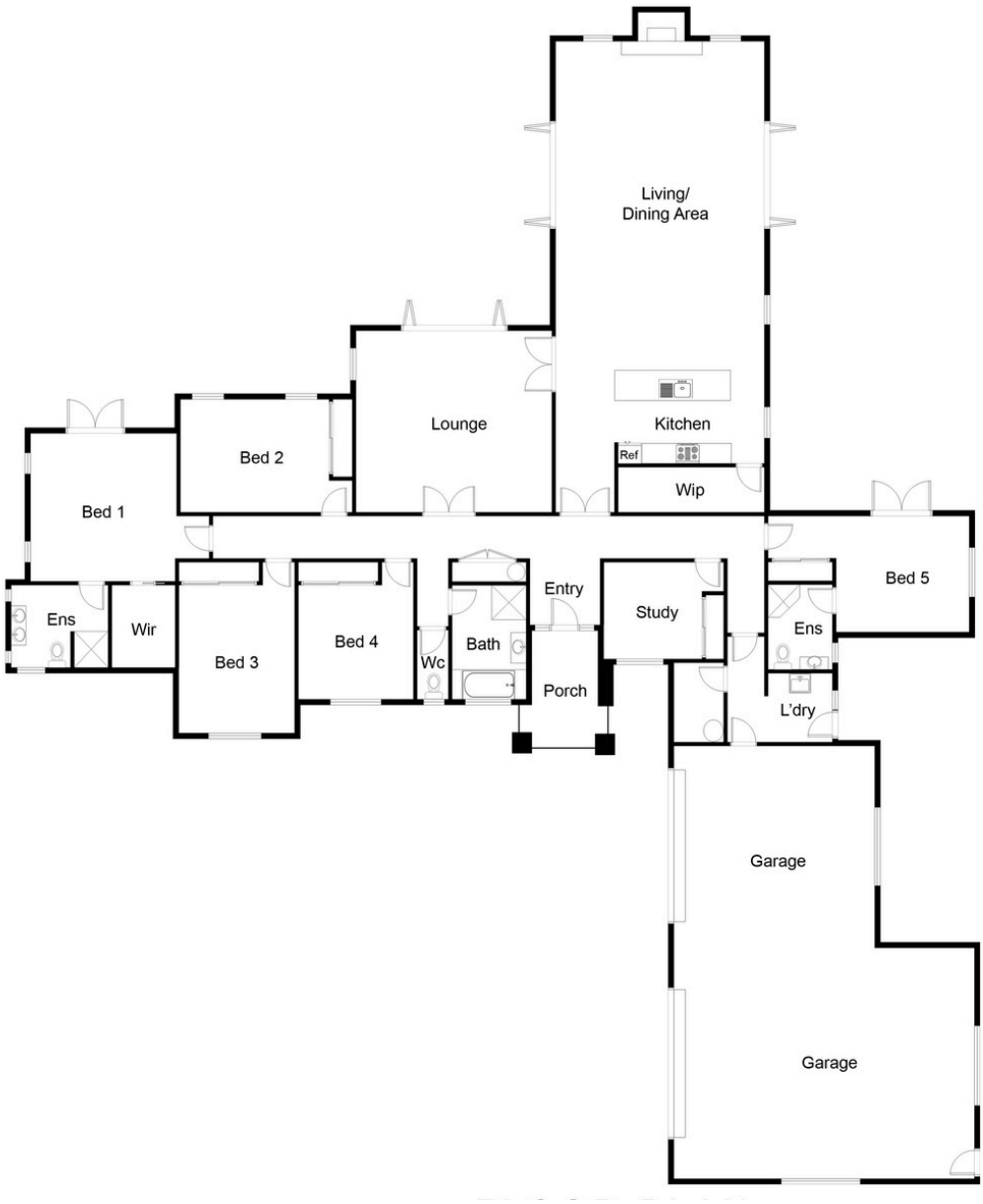
At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional experience that makes the process of buying or selling as smooth as possible.

We love where we live, and we want you to love it too.

Our local expertise + dedication to your success set us apart, giving you the confidence that we have your best interests at heart.

We can't wait to help you achieve your real estate goals!

NOTES


Living/
Dining Area
Lounge
Kitchen
Ref
Wip
Bed 2
Bed 1
Bed 5
Ens
Wir
Bed 3
Bed 4
Wc
Bath
Entry
Porch
Study
Ens
L'dry
Garage
Garage

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