MCRAE & KNOWLER

PROPERTY BROCHURE

27 PALMER AVENUE, ROLLESTON


27

27 PALMER AVENUE, ROLLESTON

Enquiries Over $715,000

A SMART START, OR A SOLID ADDITION

4 2 2 157 m² 450 m²

Built in 2023, this four-bedroom home gets the everyday details right. The layout makes good use of the sun, the garden is established and easy to maintain, and the family has room without a long list of jobs waiting for you once you move in. The kitchen sits at the centre of the home, finished in a clean combination of white and wood tones. The dining area sits toward the front, while the living area sits beyond the kitchen, creating a natural separation between the two. From here, two sliding doors open onto a sunny concrete patio, making it easy to take your living outdoors as the warmer months arrive. A heat pump keeps things comfortable through the changing seasons. Set towards the rear of the home, the master bedroom features a full wall of built-in wardrobes with triple sliding doors, plus its own ensuite. Three additional double bedrooms, each with built-in wardrobes, share a centrally located family bathroom. Internal access double garaging provides parking, with the laundry neatly accommodated within the garage.

Outside, the 450m² fully fenced section is already established with Michelia and jasmine plantings, and irrigation is in place to help keep the garden looking its best. It's an easy-care space that lets you enjoy the outdoors without spending all your spare time maintaining it.

Whether you are stepping onto the property ladder, looking for a home that works for the family, or adding to your investment portfolio, 27 Palmer Avenue is a home where the practical things are already taken care of.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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













LEGALS

Land area	450 sqm
Floor area	157 sqm
Tenure	Freehold
Rateable value	710,000
Land value	325,000
Improvements value	385,000
Rates	3655.40
Council zone	Inner Plains

ENERGY

Heating	Heat Pump
Insulation	Walls & Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2023
Exterior	Plaster & Linea
Roof	Tile

EDUCATION

Early childhood	Little Wonders Rolleston, Three Tress Learning Centre
Primary	Te Rohutu Whio, Rolleston Christian School
Secondary	Rolleston College

CHATTELS

Auto garage door opener (1) and (2) remotes, Window treatments, Clothesline, Dishwasher, Electric oven, Electric cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rail (2), Heat pump and (1) remote, Light fittings, Range hood, Smoke detectors, Water filter for kitchen sink.

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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