MCRAE &
KNOWLER

PROPERTY BROCHURE

18 PANAMA CRESCENT, WEST MELTON



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Auction on 2nd December at 12 pm

ARCHITECTURAL INTENT, FLAWLESSLY EXECUTED

4 2 4 356 m² 1180 m²

Built in 2025, this Wilfield Rise residence offers 356m² of living on a 1,180m² section. Strong rooflines and an exterior of plaster, cedar and vertical cladding define the frontage, with the same materials carried inside at the entry feature wall. A striking high raking ceiling unites the kitchen, dining and living areas, with ridge LED lighting, two skylights and floor-to-ceiling gable glazing framing views across the gardens to the mountains. The kitchen centres on a veined stone waterfall island with two wall ovens and induction cooking, supported by a concealed walk-in pantry with a plumbed double fridge and a dedicated bar area. A log burner and heat pump keep the space comfortable year-round.

Two sliders open to a large Kwila deck and a covered pergola with an electronically tilting LED louvre roof and drop-down sides. Through an oversized barn door, the separate lounge features a recessed TV above a linear electric fire. The master bedroom has its own private patio, a highly fitted walk-in wardrobe with a dressing desk, and a fully tiled ensuite with a double shower, double vanity, and underfloor heating. Three further bedrooms with built-in wardrobes share a fully tiled family bathroom with a freestanding bath and separate shower. A carpeted loft with two opening skylights suits a rumpus room, teenagers' retreat or gym, while a home office, walk-in storage room, guest toilet and separate laundry complete the layout. The carpeted, internal-access garage offers drive-through access to a substantial concrete pad, with double front gates and space for a boat and caravan.

AirTouch zoned climate control, 16 solar panels, whole-house water filtration, an Orca smoke detection system and automated irrigation complete the home.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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LEGALS

Land area	1180 sqm
Floor area	356 sqm
Tenure	Freehold
Rateable value	$1,480,000
Land value	$410,000
Improvements value	$1,070,000
Rates	$5,106.55
Council zone	Living West Melton (South)

ENERGY

Heating	Log Burner, 2 Heat Pumps. Heat Transfer System
Insulation	Walls and Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2025
Exterior	Integra Plaster, Cedar, James Hardie Board
Roof	Colour Steel

EDUCATION

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

CHATTELS

Dishwasher, Rangehood, Heated towel rails (2), Light fittings, Wall oven (2), Smoke detectors, Heat pump (2), Window coverings, Cooktop, Bathroom extractor fans (2), Automatic garage door (2), Garage door remote controls (2), Solar panels, Lossnay air ventilation system, Lawn irrigation and controller, Rainwater collection tank, Electronic louvre, Samsung Frame TV

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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