MCRAE & KNOWLER

PROPERTY BROCHURE

31 WELLBOURNE ROAD, DARFIELD



31 WELLBOURNE ROAD, DARFIELD

Deadline Sale, Closing 24th November at 4pm

BRAND NEW & MOVE-IN READY $750K - $780K

4 2 2 166 m² 650 m²

Brand new and ready to move into, this Today Homes build gives a family four double bedrooms, two living areas and a 10-year Master Build Guarantee. It sits on a 650m² freehold section in Darfield's Torlesse Estate.

The kitchen is the heart of the home. It has a beautiful stone benchtop, Bosch appliances and a walk-in pantry, with Snowdrift and tiled splashback lit by an LED strip. It opens to the family and dining area and a wide slider takes you straight out to the back lawn.

A separate lounge at the front gives you a second living space. It works as a kids' room, a movie room or somewhere quiet away from the kitchen. The main bedroom has a walk-in wardrobe, an ensuite and its own slider outside. The other three bedrooms are all doubles with wardrobes. They share a family bathroom with a freestanding bath, a separate shower, a heated towel ladder and LED demister mirrors.

The home is built to the new H1 insulation standard, with thermally broken aluminium joinery, argon-filled Low-E glazing and a Daikin heat pump. The section is fully fenced and the lawn is in, so all that's left is to move in.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

TIAAN KILIAN tiaan@mkrealestate.co.nz 027 842 4345













LEGALS

Land area	650 sqm
Floor area	166 sqm
Tenure	Freehold
Land value	$250,000

ENERGY

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

CONSTRUCTION

Year built	2026
Exterior	Brick & Linea
Roof	Colorsteel

EDUCATION

Early childhood	Darfield Pre-school and Nursery, Annabel's Educare
Primary	Darfield School
Secondary	Darfield High School

CHATTELS

Auto garage door opener (1) and 2 remotes, Dishwasher, Electric oven and cooktop, Extractor fans (2), Fixed floor coverings, Heated towel rails (2), Heat pump (1) and 1 remote, Light fittings, Range hood, Smoke detectors,

NOTES



INTRODUCING

TIAAN KILIAN

Tiaans 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.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.

SCAN TO REQUEST A MARKET PRICE UPDATE

tiaan@mkrealestate.co.nz

mkrealestate.co.nz

Powered by Ownly Ltd. Licensed REAA 2008