MCRAE & KNOWLER

PROPERTY BROCHURE

24 BURNHAM SCHOOL ROAD, ROLLESTON


24

24 BURNHAM SCHOOL ROAD, ROLLESTON

Deadline Sale, (unless sold prior) Closing 30th November 2pm

OUTGROWN YOUR CURRENT HOME? START HERE

4 2 2 212 m² 779 m²

Ask the owners what they'll miss about this property and the answer comes straight back, the space. Having two kids, they loved the room inside to spread out and a backyard big enough for sport and plenty of running around.

The home sits on 779m² beside a reserve walkway. With established hedging around the boundary, it feels more private than most Rolleston sections. There's also plenty of room for a sleepout, subject to council approval.

Built in 2017, the home offers 212m² including the garage. A well-sized second living sits on your left as you come in. It works as a kids' lounge, a media room or a quiet space away from the main living area.

Carry on through to the open-plan kitchen, dining and living, where everyday family life happens. Sliding doors open straight out to the large patio and the backyard.

There are four bedrooms, including a main with ensuite and a large walk-in robe. A separate laundry, a large linen and hot water cupboard and internal access to the double garage.

If your family has outgrown its current home and needs real space, this is exactly it.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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













LEGALS

Land area	779 sqm
Floor area	212 sqm
Tenure	Freehold
Rateable value	$820,000
Land value	$370,000
Improvements value	$450,000

ENERGY

Heating	Heat Pump
Windows	Aluminum Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2017
Exterior	Plaster and Cedar Weatherboard
Roof	Colorsteel

EDUCATION

Early childhood	Blossoms Educare Rolleston, Kidsfirst Kindergartens West Rolleston, Bright Beginnings Montessori Preschool and Nursery
Primary	West Rolleston Primary, Rolleston Christian School
Secondary	Rolleston College

CHATTELS

Auto garage door opener (1), Clothesline, Dishwasher, Electric Oven, Gas cooktop, Extractor fan, Heated towel rail, Heat pump, 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

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