MCRAE &
KNOWLER

PROPERTY BROCHURE

23 TURIN AVENUE, ROLLESTON



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Enquiries Over $789,000

PRIVATE LIVING, TWO LOUNGES & PLENTY OF SPACE

3 2 2 177 m² 673 m²

Step through the gate and the street disappears. High fencing and established gardens wrap around the home, creating a sense of privacy rarely found, particularly on a corner site. A striking garden feature at the entrance sets the scene before you even reach the front door. At the heart of the home, a generous, light-filled kitchen, dining and living area provides plenty of room to come together. Sliding doors open wide to a large concrete patio and the established garden beyond, making outdoor living an easy extension of the home. A heat pump ensures year-round comfort. Through double doors, the second lounge offers something a little different. Painted in a rich, deep blue, it has a warmth and character all of its own. Whether it's movie nights, settling in with a good book or simply enjoying a quieter space, it's a room you'll find yourself drawn to. The kitchen is well equipped for everyday living and entertaining, featuring a large central island, double sink, wall oven and walk-in pantry. Storage is well catered for too, with a generous separate storage cupboard nearby and an additional hallway cupboard. Accommodation comprises three double bedrooms. Two feature built-in wardrobes and share a family bathroom with both a bath and separate shower, plus a separate toilet. Tucked away at the rear of the home, the master bedroom offers its own privacy, with a walk-in wardrobe, ensuite, and sliding doors opening to a private patio. A concrete pathway leads around the home to this sheltered corner, where a spa provides the perfect place to unwind. Completing the picture is a carpeted double garage with the laundry, plus a garden shed for additional storage. The established grounds are easy to maintain, leaving more time to enjoy the spaces that make this property feel like home.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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













LEGALS

Land area	673 sqm
Floor area	177 sqm
Tenure	Freehold
Rateable value	$790,000
Land value	$370,000
Improvements value	$420,000
Rates	$3,779.45
Council zone	Living Z

ENERGY

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

CONSTRUCTION

Year built	2020
Exterior	Brick
Roof	Steel/G-iron

EDUCATION

Early childhood	Freckles Early Learning Centre, Wildheart ECE Rolleston
Primary	Clearview Primary
Secondary	Rolleston College

CHATTELS

Auto garage door opener (1) and (2) remotes, Window Treatments, Dishwasher, Electric oven, Electric cooktop, Bathroom extractor fans (2), Fixed floor coverings, Garden shed, Heat pump (1) and (1) remote, Light fittings, Range hood, smoke detectors, TV brackets, Spa and accessories.

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

cameron@mkrealestate.co.nz

mkrealestate.co.nz

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