MCRAE &
KNOWLER

PROPERTY BROCHURE

41 LETELLE WAY, WEST MELTON



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Deadline Sale, Closing 9th December 2026 at 12 pm

WHERE THE DETAILS MAKE THE DIFFERENCE

4 2 2 217 m² 650 m²

Brand new and beautifully finished, this impressive KAD Build residence in Wilfield Rise brings together contemporary styling, thoughtful functionality and a wonderful sense of calm, all set on a low-maintenance 650m² section. A wide entranceway creates an inviting first impression, drawing you through to the heart of the home where kitchen, dining and living come together beneath striking cathedral ceilings. The palette of soft neutrals and warm timber finishes creates a cohesive, understated elegance, while generous windows invite natural light throughout. At the centre of the kitchen, a substantial island with stone benchtop provides the perfect gathering point, complemented by Bosch appliances, a plumbed double fridge cavity and an exceptionally well-appointed walk-in pantry with extensive bench space and storage. A second lounge, accessed through a cavity slider, offers welcome separation when required, with the cathedral ceiling continuing through to enhance the sense of space. From here, a stacker slider opens to the generous concrete patio and backyard, while a second outdoor connection from the main living area provides another place to relax and enjoy the sunshine throughout the day. Privately positioned at the rear of the home, the master suite enjoys its own patio access, a generously fitted walk-in wardrobe and a beautifully appointed, tiled ensuite featuring a spacious shower, dual vanity and oversized LED mirror. Three further double bedrooms, each with built-in wardrobes, are serviced by a stylish family bathroom, complete with a freestanding bath, separate shower and LED mirror, alongside a separate toilet with its own vanity. Practicality has been equally well considered, with a substantial walk-in storage room featuring fitted shelving, a separate laundry with additional storage, and a double internal-access garage with carpet, an insulated garage door, and attic storage accessed via a pull-down ladder.

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

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












RASS HAS BEEN VISUALLY ENHANCED

LEGALS

Land area	650 sqm
Floor area	217 sqm
Tenure	Freehold
Land value	340000
Rates	$1,524.70
Council zone	Living West Melton (South)

ENERGY

Heating	12.5 Daikin Ducted Unit
Insulation	Walls and Roof
Windows	Aluminum, Double Glazing
Water heating	Electric

CONSTRUCTION

Year built	2026
Exterior	Brick
Roof	Iron

EDUCATION

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

CHATTELS

Automatic garage door facility, Dishwasher, Cooktop/hob, Fixed floor coverings, Heated towel rail, Heat pump, Light fittings, Rangehood, Smoke detectors, Cooktop/hob (Ceramic), solar panels

NOTES

1. Entry
2. Garage
3. Living Area
4. Dining Area
5. Kitchen
6. Pantry
7. Family Area
8. Bedroom
9. Bathroom
10. Walk-in Wardrobe
11 Storage
12. Laundry





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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