

7 JEAN BATTEN LANE,  
ROLLESTON, SELWYN, **CANTERBURY**



**SOLD**

**COZY MODERN NOOK!**

2 | 2 | 1

2BED / 2BATH / 1GGE  
Floor Area: 104m2 Land Area:250m2

Step into your dream home in the lively Acland Park neighborhood in Rolleston, where contemporary design meets community charm. This exquisite 2-bedroom, 2-bathroom house is nestled on a Freehold 250m<sup>2</sup> plot, offering both style and comfort. Enjoy the seamless integration of indoor and outdoor living spaces with sliding doors that open to a beautifully landscaped garden and outdoor area, complete with a log burner—perfect for entertaining or relaxing evenings. The open plan kitchen stands at the heart of the home, fully equipped to handle both your daily needs and special occasions.

The master suite is a haven of tranquillity, featuring a walk-through wardrobe and a private ensuite, ensuring every day starts with luxury. The second bedroom, with its built-in wardrobes, is just steps away from the main bathroom, offering convenience and functionality. This home, approximately 3 years old, also comes with the assurance of the remaining 10-Year Master Build Guarantee.

Practical features include integrated laundry facilities in the garage with internal access, enhancing ease of living. Situated near Rolleston

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