

# 4 BRACKEN COMMON, ROLLESTON, SELWYN, CANTERBURY 7614



## SOLD

## PREMIUM FAMILY HOME IN HEART OF ROLLESTON !

Tucked away at the end of a peaceful private lane, ideal for large or extended families, this beautifully renovated brick home on a substantial 997m<sup>2</sup> section offers the perfect balance of comfort, space, and lifestyle in sought after central Rolleston location. With the owners committed elsewhere, this home is seriously for sale: act now!

### Key Features:

- 4 Bedrooms + office or 5th bedroom with indoor outdoor flow, perfect for growing families or those needing extra space.
- Master bedroom with an ensuite, walk-in wardrobe with sliders and access via French doors to sun soaked patio for an indoor-outdoor flow.
- Dual access media room is ideal for movie nights, kids' playroom, or second lounge.
- Sun drenched open plan lounge with large windows that fill the space with natural light.
- Modern kitchen with Tristone benchtops, 5-burner gas cooktop, a walk-in pantry, and quality appliances.
- Internal access garage provides secure entry and storage, portion of it is been used as kids nook that can be converted back to garage.
- Separate toilet and separate laundry is convenient for busy households.
- Heatpump, heaters and ventilation system for year round comfort.
- Kids' Nook: A dedicated space for gaming, home gym or homework.

### Outdoor Living:

- Covered entertaining deck with BBQ area, TV setup, power outlets, and spa or dining space
- Established garden zones including lawn for kids/pets, formal garden, vege beds and fruit trees
- Fully fenced ample off-street parking with space for 4+ vehicles plus outdoor storage

Walk to Rolleston Town Centre that offers an impressive array of amenities including:

- The newly opened Te Ara Ātea public library
- The Selwyn Aquatic Centre
- Multiple parks including Foster Park, Brookside Park, and Rolleston Reserve
- Excellent educational options with six primary schools and Rolleston College

Transportation options are exceptional with:

4 BED | 2 BATH | 2 CAR

PRICE:  
\$845,000

OPEN FOR INSPECTION:  
N/A



**Ram Rangi**  
**0204343020**  
ramrangi@realty.co.nz