



**SOLD**

## BRIGHT, BEAUTIFUL, BRILLIANTLY LOCATED

UNDER OFFER.

From the moment you step through the door, this beautifully presented home draws you in. The decor is warm and considered, with a style that feels genuinely personal rather than just tidy for sale. It is the kind of home that makes you want to stay.

Thoughtfully designed to make the most of its 130sqm, the layout flows effortlessly with no wasted hallway space. Two bedrooms and a family bathroom sit at one end of the home, while the master bedroom with walk-in wardrobe and ensuite enjoys its own quiet retreat at the other end. It just works.

Natural light is a real feature here. Every window frames a view of the beautifully maintained garden, filling the home with greenery throughout the day. Oversized sliding doors open to the outdoor entertaining area, and with a west-facing aspect, the living spaces come alive with afternoon sun, making this a wonderful spot to wind down at the end of the day.

The kitchen is well appointed with a generous island bench, ideal for those who love to cook and entertain. Whether it is a quiet weeknight dinner or a Saturday afternoon with friends, this space handles it easily.

Outside, the garden is private, tidy and genuinely inviting. A raised vegetable garden and a shed with handy additional storage round things out nicely. It is a low maintenance outdoor space that you will actually use and enjoy.

The location is hard to beat. Pak'n'Save, local cafes, shops and the Rolleston town centre are just minutes away. Foster Park is close by, with the Selwyn Aquatic Centre right alongside it offering pools, a lazy river and year-round swimming for the whole family. Multiple sports clubs, walkways and the Foster Park playground are all within easy reach. For commuters, State Highway 1 is just a few minutes away, putting central Christchurch and the airport around 25 to 30 minutes from your front door.

Homes that combine this level of presentation, layout and location do not come along often. Call us today to arrange your viewing or come and see us at one of our open homes.

**3 BED | 2 BATH | 1 CAR**

PRICE:  
**\$710,000**

OPEN FOR INSPECTION:  
N/A



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