

113 ROLLESTON DRIVE, ROLLESTON, SELWYN, CANTERBURY 7614



**SOLD**

## LOCATION: IT DOESN'T GET BETTER THAN THIS !

If location is your top priority, 113 Rolleston Drive delivers a lifestyle of unparalleled convenience. Situated directly opposite the Rolleston Community Centre and a mere stroll from supermarkets, the library, and vibrant local cafes, this is a property that truly puts the heart of the town at your doorstep.

Built circa 2010 of permanent material, this sun-drenched home is masterfully configured for first-home buyers, downsizers, or savvy investors. The thoughtful layout is flooded with natural light through oversized windows, creating a warm and inviting ambiance throughout.

### Property Highlights:

- Spacious Living: Open-plan kitchen and dining area that flows effortlessly into a generous lounge.
- Indoor-Outdoor Flow: Large bifold doors open out to a private patio, the perfect spot for summer BBQs and entertaining.
- Master Retreat: Featuring a walk-in wardrobe and private ensuite for your own restful sanctuary.
- Three Double Bedrooms: Generously sized rooms serviced by a full family bathroom.
- Added Practicality: A separate freestanding toilet keeps the morning rush running smoothly.
- Modern Comfort: Fully double-glazed (excluding the garage exit door) for a quiet, warm home.
- Heated tiled floors in both bathrooms.
- Garaging: Double internal-access garage providing secure parking and additional storage.

### The Location Bonus:

This location is truly hard to beat. Beyond the immediate amenities, you are within walking distance to the library, medical facilities, kids' parks, and local reserves for your "fluffy friends" to enjoy.

While this home is 100% move-in ready, it also presents a fantastic opportunity for those looking to add their own personal touch and increase future value. Affordable, tidy, and central, this is a tempting package that deserves immediate consideration.

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

**PRICE:**  
**\$685,000**

**OPEN FOR INSPECTION:**  
**N/A**



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