



FOR SALE

SUN, SOLAR, AND SPACE TO SPARE

Look no further! This beautifully presented family home sits quietly on a tucked-away crescent, with the kind of street appeal that makes you slow down as you drive past. Neat gardens frame the frontage and give the home an inviting, well-loved feel before you even step inside.

Stepping through the front door, you see the home open up in all the right ways. The living spaces connect naturally to the outdoors, with the indoor-outdoor flow drawing you straight to the covered louvre entertainment area and the private, manicured gardens beyond. It is the kind of setup that works just as well for a lazy Sunday afternoon as it does for a proper gathering with family and friends. With a fully paid off solar system already in place, you will be enjoying those summer evenings knowing the power bills are well under control.

Inside, underfloor heating keeps things comfortable through the cooler months, while the well thought out layout makes everyday life feel easy. Three generous bedrooms and two bathrooms, including a master with its own ensuite and walk-in wardrobe, gives the whole family room to breathe. The open plan kitchen, dining, and living area is the real heart of the home, a space where meals are shared, homework gets done, and weekends slow down naturally.

Set on a spacious 838 sqm section, there is plenty of room for kids to run and pets to roam, without it ever feeling like too much to manage. Storage is well sorted with a double garage offering secure parking plus extra room for tools or gear, and a separate laundry keeps things tidy and organised.

The location is one of the real drawcards. Brookside Park is just a short walk away, with a playground, sports fields, and facilities for cricket, football, and athletics all on the doorstep. Everyday shops, cafes, medical services, and the growing Rolleston town centre are all within easy reach, along with the Selwyn Aquatic Centre and the Selwyn Sports Centre. West Rolleston Primary School is just around the corner, with Rolleston College a straightforward drive for the secondary years.

Whether you are a growing family, a first home buyer ready to stop renting, or an investor looking for a quality addition to your portfolio, this home has the features, the section, and the setting to deliver.

Deadline Sale Thursday 30th April at 12 pm, Unless Sold Prior

3 BED | 2 BATH | 2 CAR

PRICE:

Deadline sale. Deadline date
30/04/2026

OPEN FOR INSPECTION:

Apr 19 at 12:00pm - 12:30pm
Apr 26 at 12:00pm - 12:30pm



Paul Byrne
0204276537

paul@tbgrealty.co.nz
www.tbgrealty.co.nz