

# ROLLESTON

## Lot 618 Acland Park

# Jennian

HOMES

**\$899,000-FIXED PRICE**

 3	 2	 1	 2	 1
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**537m2 Land | 209m2 House**



The Cantab Charlie - a perfect family home in a well sought after part of town. Offering three double bedrooms and large bathroom with separate toilet, the fourth bed master retreat naturally excels with its private ensuite, walk-in robe and immediate access to your outdoor oasis. The family-sized bathroom is arranged for practicality, offering both a bath and a separate shower.

Enjoy entertaining guests in your well-appointed kitchen which comes with a large pantry providing ample storage for snacks! The open-plan dining area, living room and separate lounge truly makes this inviting home the perfect place to relax and enjoy quality time with family and friends






**Darren Kim**  
212 Main South Road, Hornby  
P 027 899 7000  
E darren.kim@jennian.co.nz  
[jennian.co.nz](http://jennian.co.nz)



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## Package Includes:

- 209m<sup>2</sup> House
- 537m<sup>2</sup> Land
- Interior Joinery & Colour Consultations
- Custom NZ Made Designer Kitchen
- Fully Insulated Garage
- Quality Fisher & Paykel Appliances
- Wi-Fi compatible Panasonic Heatpump
- Hard Landscaping (Vehicle Crossing, Driveway, Patios)
- 10yr Master Build Guarantee
- Extended 36mth Defect Warranty

Living Area	174.2 m <sup>2</sup>
Garage Area	34.8m <sup>2</sup>
<b>Total Floor Area</b>	<b>209 m<sup>2</sup></b>
Home Width	12.5 m
Home Length	23.0 m
Land Area	537 m <sup>2</sup>

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