



# 12 Ivan Mauger Place

## ROLLESTON

**\$949,500**

**LAND SIZE**

**657 m<sup>2</sup>**

**FLOOR AREA**

**201.8 m<sup>2</sup>**



3



1



2



2





Tucked away at the end of a peaceful cul-de-sac, this newly completed home is set within a sought-after modern subdivision in Rolleston, combining the appeal of a fresh, growing neighbourhood with the comfort of a move-in-ready home.

Designed to stand out, this home showcases a clever and creative use of space, stepping away from the typical "box" layout. Unique angles and thoughtful design features add character and interest, creating a home that feels both modern and functional, with a layout that flows effortlessly for everyday living.

### Interior Details

- Cavalier Bremworth Aviemore 100% Wool carpet in 'Aurora'
- Elite carpet underlay; 11mm/ 130kg foam underlay
- Resene Spacecote Paint to walls, architraves and ceilings in 'Double Alabaster'
- Schlage Media Rivera internal door hardware in 'Black'
- 8.0k/W Mitsubishi heatpump (with Wi-Fi Control) and Lossnay Fresh Air Energy climate system
- Custom Laundry with Methven Minimalist MK2 Gooseneck Sink Mixer in 'Matte Black'
- Entry/Dinig/Kitchen/Bathroom & Ensuite Tiled floor in 'Tundra Ocean 600x600 floor tile'



## Kitchen

- Tiled flooring in 'Tundra Ocean 600x600 floor tile'
- Tristone benchtop in 'Pure White'
- Melamine Cabinetry in 'Prime Atmoss' with feature cabinetry in Melteca 'Chalet Ash'
- Antique brushed handles
- Lazio 1 & ½ S/S Sink with drainer tray
- GD75IA1 Waste Disposal
- Methven Minimalist MK2 Pull Down Sink Mixer in 'Matte Black'
- Adjustable shelves
- Soft-close drawers and doors with non-slip mats
- Fisher & paykel Pyrolytic Oven, Induction Hob, Dishwasher, Concealed Rangehood
- Rustic White 75x300mm splashback tile



## Bedrooms

- Built-in wardrobes are fitted with Ezirobe Design shelving by Mallia
- Master walk-in wardrobe has a fully custom fit-out wardrobe with Floor Mounted Woodgrain Melamine Cabinetry (Fumed Oak) Woodgrain, Anthracite Soft Close Drawer Runners, Black Hanging Rails with Standard Handle Range with LED Lighting in Joinery



## Bathroom

- Mallia 2 Sided shower 1.2m x .9m in White with a Black Glass frame
- Methven Minimalist Shower mixer and rose in 'Matte Black'
- VCBC Soft Solid Surface 1 Drawer Vanity in 'Charred Oak', with Kordura Top & Moon Matte Basin in 'White'
- LED Mirror with light & heat pad .9m x .7m
- Sphere Vitreous China Toilet with nano Glaze and soft close seat
- 100x300mm white tiles to bath surround & between vanity and mirror
- 7 Bar Chrome Black Heated towel - Tempo (Round)



### Ensuite

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### Exterior

- INTEGRA Lightweight Concrete Facade System Painted in Resene 'Black White'
- Cedar Features stained Wood-X in 'Veil'
- Vertical Linea Oblique Weatherboard in 'Gull Grey'
- Stratco Superdek in 'Sandstone Grey'
- Exterior Joinery in 'Sandstone Grey'
- Parkwood Thermtek Aluminium HV03 Front Door
- Electronic Door Lock: MW7100 Black Polo 600mm Pull Handle, 9096 Black Mini Lever Latch Set & Schlage Ease 1 Deadbolt
- 2.8m Sierra garage door
- Carpetted and insulated garage

