

THE PERFECT BLEND OF EASE AND SOPHISTICATION



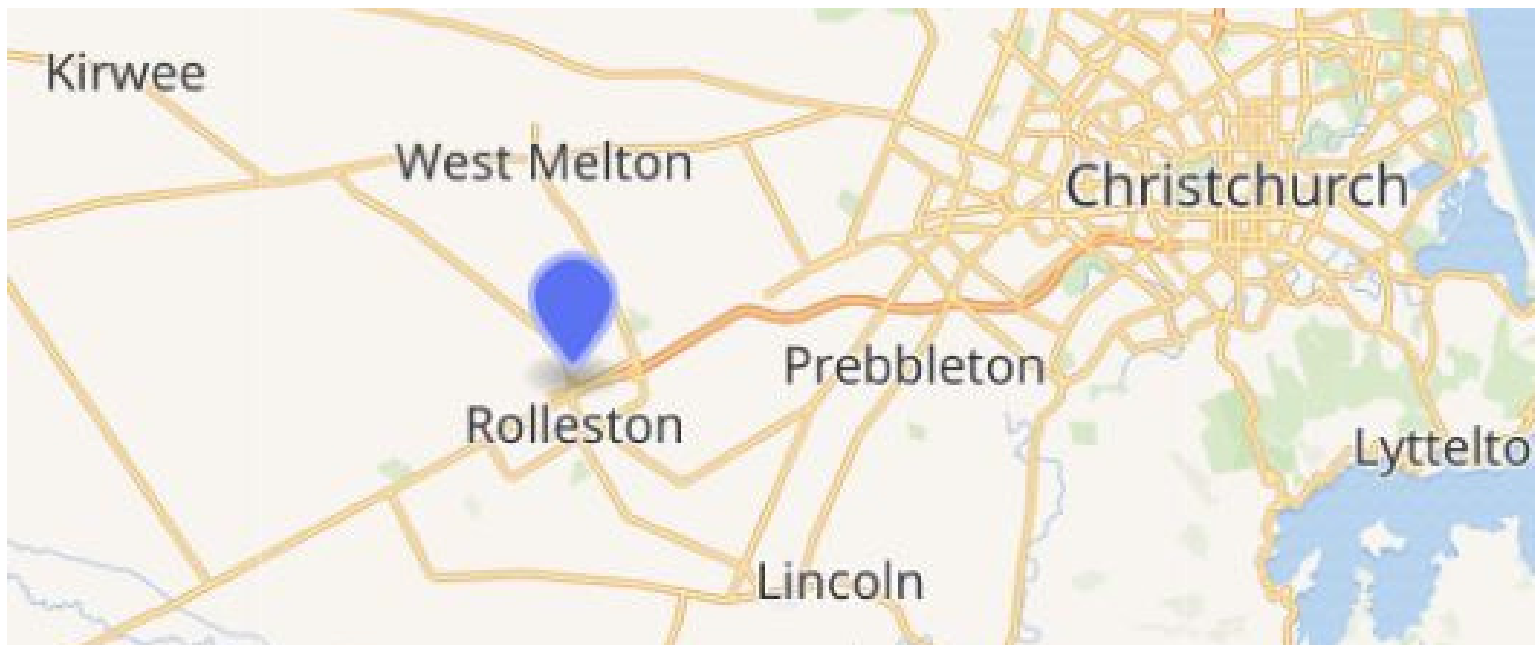


ROLLESTON

Welcome to 10 Goodland Place, located on the western side of Rolleston where town meets country. This exceptional home offers a perfect blend of style, space, and versatility, making it an ideal choice for both small and large families alike.

Say goodbye to the ordinary and welcome the extraordinary.

Located 22 kilometres south-west of Christchurch, the town has a population of 28,000 (June 2022), making it New Zealand's 24th-largest urban area and the third-largest in Canterbury (behind Christchurch and Timaru).



FEATURES AT A GLANCE



Control Your Climate With SmartVent Evolve2

Comprehensive humidity control protection against moisture, mould and mildew

Overview

SmartVent Evolve2 is a centralised positive pressure system that constantly evaluates the environmental dynamics in and around your home. Four temperature and humidity sensors measure moisture content throughout the home, in the roof cavity and outside, to calculate dew point which is the measure of when condensation will appear on the windows given the internal temperature and moisture conditions combined with the temperature of the coldest surface.

This comprehensive and clever solution can then determine how much improved air quality to introduce to effect change without the risk of over-ventilating. Market-leading Evolve2 technology comes with a range of fantastic features such as flexible upgrade options with weekly scheduling, dew point control, all easily navigated with the intuitive wall controller. Just set the preferred temperature and the system does the rest.



HeatTrans systems re-utilise your excess heat by transferring it from one room and distributing it to other rooms in your home.

eufy
SECURITY
Futures

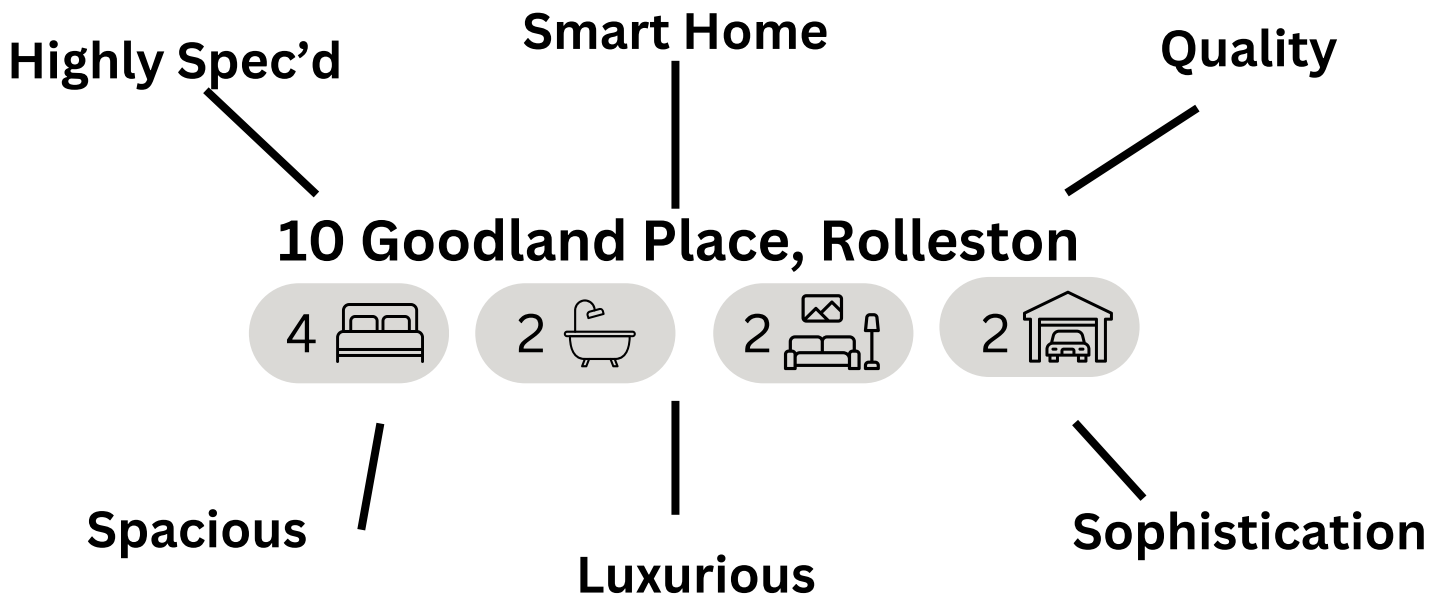


works with the
Google Assistant



WORKS WITH
amazon alexa

Words that describe the home



Features at a glance

- Designed and Built by Hitec Homes
- Wall Cladding
 - Rockcote
 - Vertical Cedar Shiplap Weatherboard
 - Hard as Rocks (4 Columns)
- Ribraft Foundation
- Home Ventilation System - Smartvent Evolve 2
- Heat Transfer System
- Touch Screen controllers
- Smart home with Alexa/Google Home features
- Smart light switches in the master bedroom and living room
- Butlers Pantry with Gas cooktop and sink
- Bosch appliances
- Ample Storage
- Open-Plan Living
- 10 Year Masterbuild Guarantee
- Double Glazed windows
- Gas water heater
- Central Vacuum System
- 2.6m high ceilings
- Inbuilt ceiling sound system (Polk speakers and a Klipsch subwoofer)

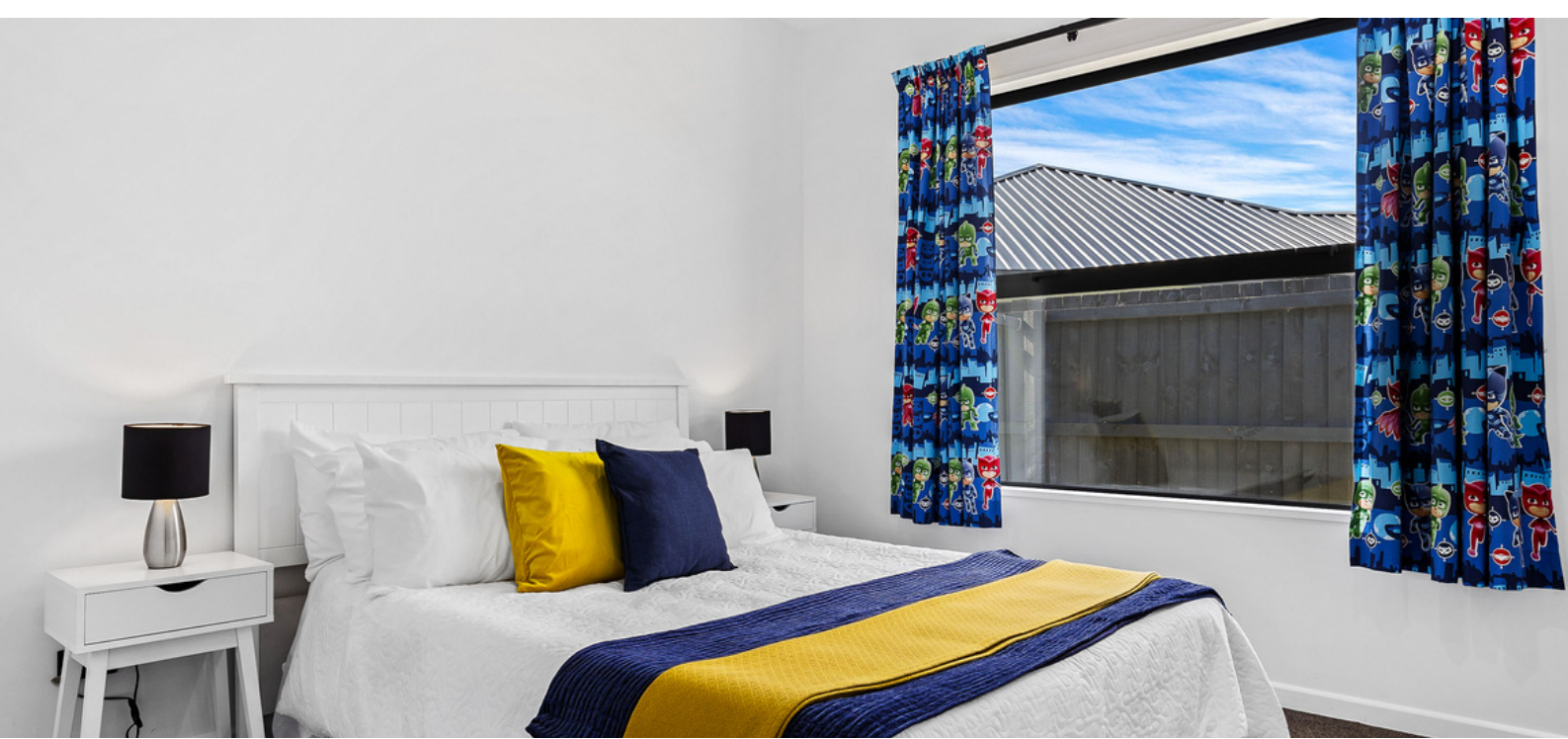




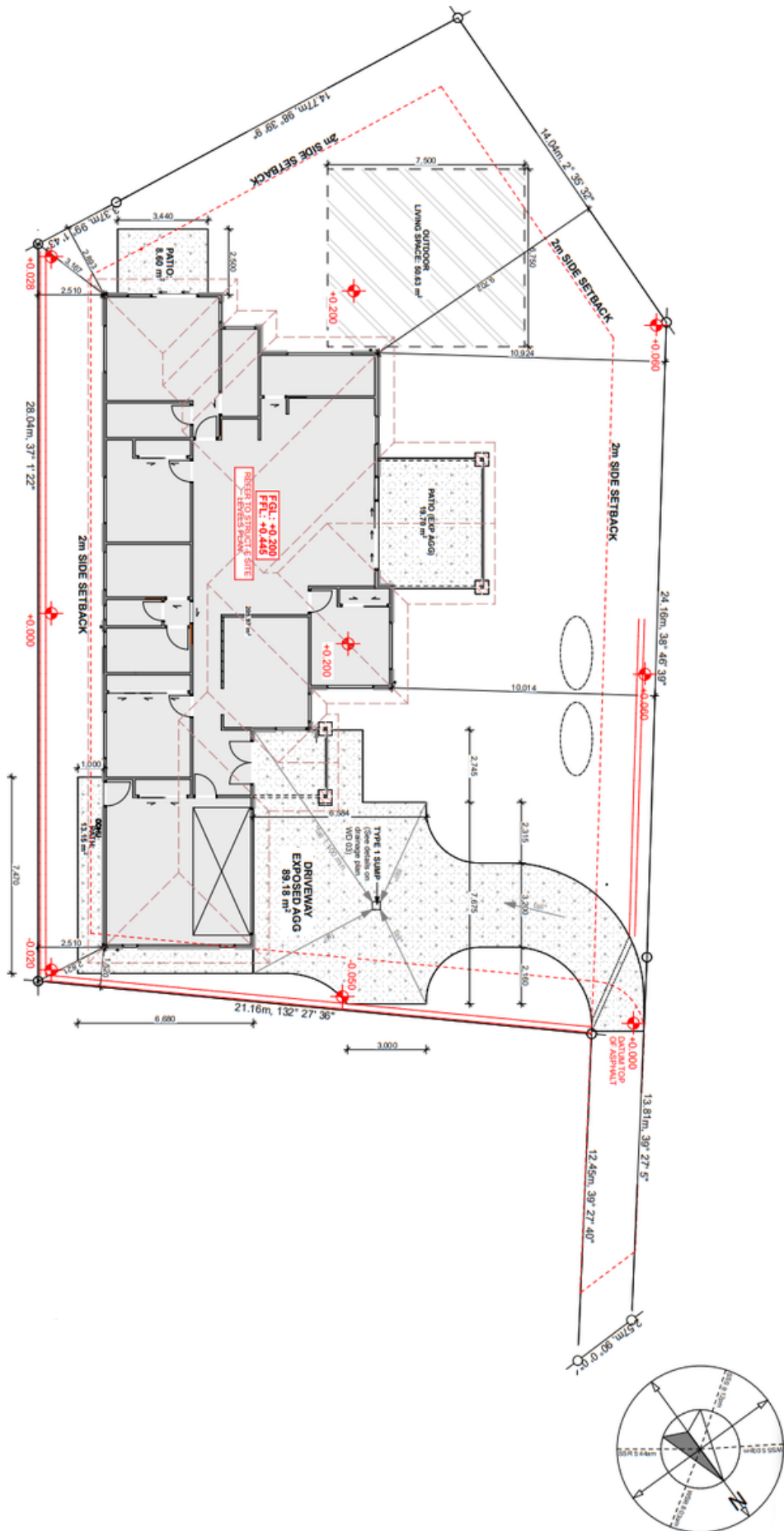








SITE PLAN







PROPERTY INCLUSIONS

ENTRY

Covered Entry
Double Doors
Spacious
Tiled entrance
Alarm (Elite Control)
Security System with Cameras
Eufy Video Doorbell
Samsung Black Smart Wi-Fi Biometric Push and Pull Mortise Door Lock

KITCHEN

Designer Kitchen
Kitchen floors tiled
Upgraded Bosch appliances
LED Pendant Light
Under counter LED lights
Soft-close Cupboards
Bosch Dishwasher (wifi)
Double sink with sensor mixer tap
Insinkerator
Stone benchtops
Rangehood
Wall Oven (Bosch)
Induction Cooktop (Bosch)
Mirror Splashback
In cupboard bin
Wifi Smart light switch (can connect to Alexa)

DINING/LIVING

Built-in office area
Large Open Plan
Wood laminate flooring
Built in ceiling Speakers
Velux Skylight with remote
Large Stacker Door to Patio
Daiken Heat pump
Sensor Hall lights
Curtains

BUTLERS PANTRY

Gas Cooktop
Rangehood
Steel Dish Drying Rack
Double Fridge space (plumbed for water)
Tiled splashback
Double sink paired with mixer tap
In cupboard bin
Ample Storage
Zebra Roller Blinds (Day and Night)
Tiled flooring

LOUNGE

Wood Laminate flooring
Zebra Roller Blinds (Day and Night)
Half height wall with vertical timber Battens
2.6m Boxed feature ceiling
LED strip lighting (multi colour)

BEDROOM 3

Carpet
Custom built triple wardrobe with mirror doors
Curtains
Built in ceiling speakers

BEDROOM 2

Carpet
Custom built double wardrobe with mirror doors
Zebra Roller Blinds (Day and Night)
Built in study area

BEDROOM 4

Carpet
Custom built double wardrobe with mirrors
Zebra Roller Blinds (Day and Night)

PROPERTY INCLUSIONS

MASTER BEDROOM

Carpets
Walk in Wardrobe
Curtains
Zebra Roller Blinds (Day and Night)
Built in ceiling Speakers
Yamaha receiver for ceiling speakers
Ranch slider to private patio
WiFi smart light switch (can connect to Alexa)

ENSUITE

Cavity Slider
Floor to ceiling tiles
Large Fully Tiled Shower
Underfloor heating
Vanity with mixer tap
LED mirror with Demister
Toilet
Extractor Fan
Wall heater fan
Heated towel rails

FAMILY BATHROOM

Floor to ceiling tiles
Large Tiled Shower
Freestanding bath
Underfloor heating
Vanity with mixer tap
LED mirror with Demister
Extractor Fan
Wall heater fan
Heated towel rail
Cavity Slider
Zebra Roller Blinds (Day and Night)

SEPERATE TOILET

Tiled flooring
Vanity with mixer tap
Extractor fan with heat lamps
Toilet Bidet

GARAGE

Internal access
Carpeted
Built in storage
Insulated garage and garage door
Central Vacuum system
Water Shut off in garage
Door leading to backyard
Included: ismartgate garage controller

SEPERATE LAUNDRY

Tiled flooring
Stone benchtop
Sink with mixer tap
Extractor Fan
Ample Storage

GARDEN/EXTERIOR

Alfresco Dining Area
Extensive laws
Feature stone pillars
Plaster exterior
Well fenced
Security sensor lights
3 Exterior water taps
2 Double weatherproof power outlets