



Sold



## 158 St James Drive, Huntington

Providing space to enjoy everyday living and relaxed entertaining, this modern home is built around the needs of a family. Open plan living and a separate lounge are balanced by five bedrooms and two bathrooms. The master commands a quiet private niche while the four children's bedrooms cluster in their own wing. A separate laundry and double internal access garage round off the floor plan. Perfect for entertaining, the gleaming kitchen has all the desired accoutrements, including gas cooking. It overlooks the central activity hub that extends onto the portico and fenced backyard. There is plenty of communal space to enjoy with friends and family, and the welcome inclusions of a spa bath and heat pump. Kids have oodles of lawn for outdoor play. Landscaping is tidy, simplistic, and open to more green-fingered artistry if desired. This well-presented brick and double glazed home lies in the prized north Huntington neighbourhood of St James Drive, a cul-de-sac with low density traffic. Rototuna's retail precincts, sought after schools (including zoning for Hukanui and Rototuna Primary School and also Rototuna Junior and Senior High School), parks and reserves, and major transport routes are all in handy reach. Viewings are By Appointment. For further information or to view please call Melissa Wilton on 021 157 3459.

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Land area	699 m <sup>2</sup>
Floor size	242 m <sup>2</sup>
Rateable value	\$870,000
Rates	\$4,042.00



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