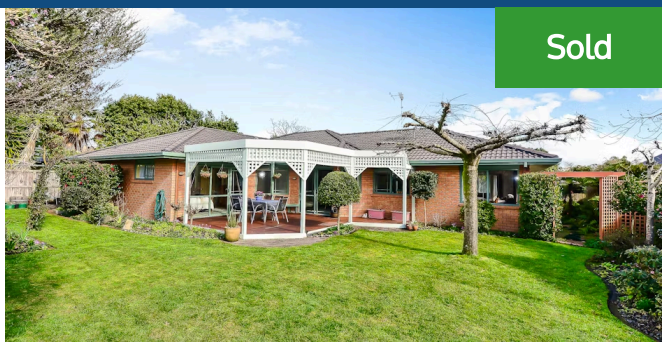
Lugtons

Your home is worth more with Lugton's





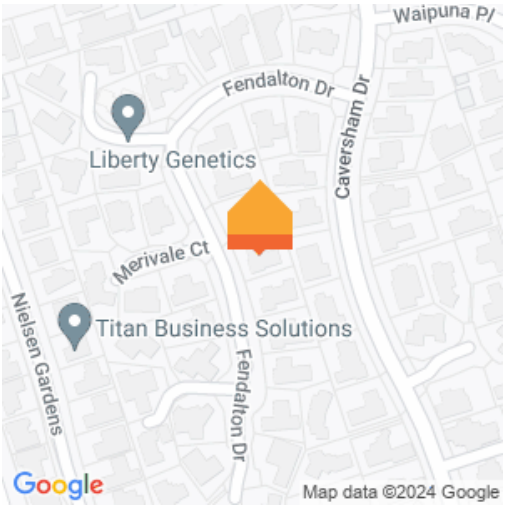


11 Fendalton Drive, Rototuna

The welcoming charm of your home is fostered through a picturesque garden environment, a warm friendly vibe, and well-presented interiors containing very liveable space for your family. A tiled entrance foyer provides a buffer between indoors and out. Two separate living zones deliver options for relaxing and entertaining, and your kitchen is centrally placed to seamlessly serve the formal and informal dining areas. Accommodation and living are peacefully segregated, and your sun-filled master suite eases onto the large alfresco, framed in pergola. Bathrooms are thoughtfully configured for busy families, family bedrooms all have double wardrobes, and the master has a walk-in robe. Your garage is carpeted and has loft storage. Features such as a living flame gas fire, temperature-controlled gas hot water and a heat pump add to this quality offering. The courtyard encourages outdoor living amidst the private garden wonderland, which will soon spring to life in a kaleidoscope of colour come the change of season. The neatly laid out grounds offer room for children's play equipment, support a variety of fruit trees and veggie boxes, and feature a fondly-named 'secret garden' along the side of the house. There is a garden shed. Being a cul-de-sac, Fendalton Drive is quiet and friendly, has no through traffic, and neighbours know each other. The established area is full of urban lifestyle convenience, zoned for the full range of Rototuna schools, and close to bus stops, shopping precincts, parks and commuter routes.

4 1 2

Land area	738 m²
Floor size	214 m²
Rates	$3,611.18





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