



## 13 Kimbrae Drive, Rototuna North

Completed in 2020 and beautifully presented, your new Signature home on Kimbrae Drive has everything you could desire. Two north facing living rooms provide plenty of living and indoor outdoor flow, with the family room opening out through bifold doors to your private outdoor setting just in time for summer BBQs and catching all the rays. Your kitchen is gorgeous with all electric appliances, and a walk in pantry. You'll spend a lot of time in this open plan space and you can recess mount anything up to a 65" TV in here. Your second living room is a more intimate space for relaxing and entertaining. Four spacious bedrooms include master with ensuite, walk in robe and access through french doors out to your private outdoor area, a large family bathroom serves up plenty of space for the rest of the family and the whole home is warmed and cooled by an Hvac system. There's lots of space for parking, your garage is oversized and insulated, you get a garden shed and that lawn is beautiful!

Peace of mind aplenty comes with this home, it's brick and double glazed with everything you'd expect for a near new build and the remainder of the builder's Signature warranty is yours to enjoy. Call one of the team for a viewing or we'll see you at an open home. For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co.nz/property/kimbrael3>



Land area	600 m <sup>2</sup>
Floor size	194 m <sup>2</sup>
Rates	\$4,560.00

