



Sold



31 Winchester Place, Rototuna North

3 bedrooms, 1 bathroom, 2 car spaces

Single level, brick and tile, and perfectly situated at the end of a family friendly cul-de-sac to access schools, transport, reserves, the planned new town centre and everything else north Hamilton has to offer. The kitchen integrates meal preparation into casual living and delivers a sun-soaked, convivial area opening to the courtyard and grounds. There is a separate lounge, office nook, tiled bathrooms and three bedrooms, including a fully-appointed master. Both lounge and master bedroom link with the outdoors with a north-facing aspect. There is internal access double carpeted garaging, good storage, and gas hot water. The section provides a leafy, private outdoor living area and is planted with fruit trees including apple and quince. This comfortable family home is zoned for Te Totara Primary School, Rototuna High Schools. Call Anna Smart on 027 544 7784 or Dave Smart on 027 584 3364 to view.

Land area	634 m ²
Rateable value	\$520,000
Rates	\$3,210.23

