



📍 49 Coleraine Drive, Rototuna

Bursting with space, this Rototuna home spreads its wings over a cool 317sqm. The two-level layout packs in five bedrooms, three bathrooms, an office and dual living areas in a family-friendly design. The open-plan domain takes care of everyday needs and family time while the formal lounge is an ideal spot for curling up in front of TV or hosting guests. The entertainer's kitchen, complete with a six-burner gas hob plus hot plate, double ovens and fridge/freezer, serves up functionality for modern family life. Ample room sizes and tiled wet areas perfectly suit active lifestyles. A spa bath beckons for relaxation. There is a separate laundry, double garage, additional parking, and excellent chattels including two TVs, central air-con, a sound system and central vac. Brick construction promises easy upkeep and the double glazed windows improve thermal comfort and contribute significantly to a stable indoor temperature. Decor is on trend and quality is assured, with the interior walls plastered and painted to Level 5 Decoration. Quietly set down a private driveway in the no-exit Coleraine community, the home is close to Rototuna Primary School and in zone for favoured north-city schools. Supermarkets, eateries and urban amenities are handy for all-round lifestyle convenience.

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Land area	764 m ²
Rateable value	\$1,080,000
Rates	\$5,053.53



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