



## 13 Cranbrook Place, Rototuna North



After 23 years of bringing joy to its first and only owners, it's now your chance to revel in owning this remarkable property! This contemporary and versatile property is perfect for those looking for a family-size home with comfort, style and convenience

Land area

700 m<sup>2</sup>

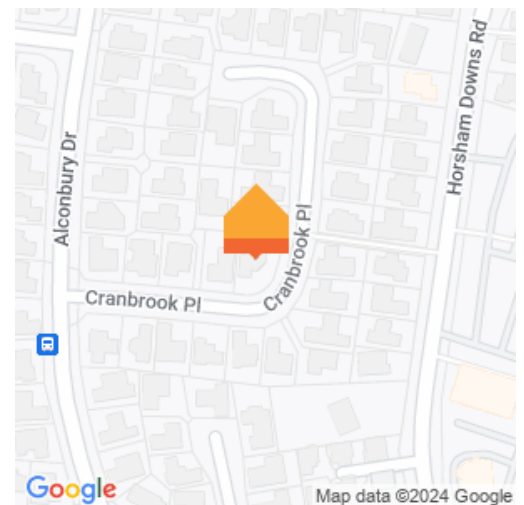
Rates

\$4,107.83

Amazing Location! Located in a quiet secluded cul de sac but with the convenience of a supermarket, cafes, bars, restaurants, and other shops just a minute or so walk away. Leave the car at home relax and enjoy!

The sheer content of this home is sure to impress! Spanning 240sqm across two levels including 5 double bedrooms (or 4 plus large office) 3 large living areas and 2 bathrooms (3 toilets). Subtle updates made by the owners over the last 10 years include:

- Dual Heat pump/AC units & Moisture Master system for year-round comfort
- All flooring has been updated including commercial-grade wool carpets
- Bathrooms have been renovated
- Fully alarmed with 4 external CCTV cameras for added security



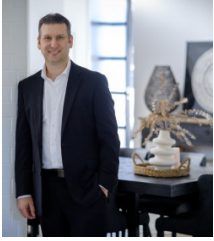
The property features extensive gardens adorned with fruit trees and other plantings, providing both beauty and privacy for your family to enjoy.

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