



📍 73 Horsham Downs Road, Rototuna North

This exceptional housing package under one roof comprises two stylishly modern, double glazed brick and cedar board homes on one title creates superb opportunities for extended family living, home and income, or a highly lucrative dual-income investment. The well-appointed property, collectively offering six bedrooms and four bathrooms, occupy private, easily-managed environments with good parking, garaging and sunny outdoor entertaining nooks. The main home delivers two levels of sophisticated living enhanced by majestic sunsets and district views extending to the western ranges. The upper level features large open plan living with designated areas for lounging and relaxing, dining and food preparation. A portico off the dining area creates a seamless alfresco lifestyle. The stone-look kitchen impresses with its size, appointments, walk-in pantry, and restful green outlook. The master retreat has scenic views, a tiled ensuite and walk-in robe. Two double family bedrooms on the upper level are serviced by a full bathroom, while the fourth double below has easy access to the bathroom facilities contained in the laundry. There is an internal access double garage, a heat pump, gas infinity hot water, quality carpet and secure electronic entry and alarm system. A two-bedroom apartment nestles at the rear of the property. It has its own internal access carpeted garage and visitor parking. Interiors favour open plan living that fluidly connect to the private portico courtyard and small tidy grounds. The master bedroom has ensuite access to the main bathroom. Gas cooking and hot water, and a heat pump add value. Professional landscaping creates good looks and low upkeep, which is ideal for landlords. Both homes are currently tenanted. They lie in a prized area in walking distance of Rototuna and Horsham Downs precincts, super-handly to transport, and in a coveted school zones.



Land area	730 m ²
Floor size	309 m ²
Rateable value	\$760,000
Rates	\$4,272.16

