

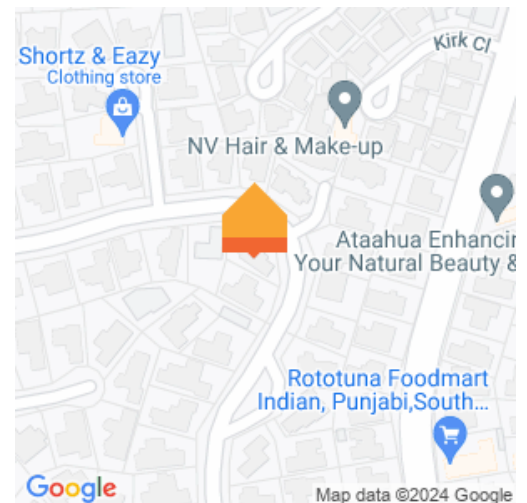


## 39 Cairns Crescent, Rototuna

4 bedrooms 1 carport 2 bathrooms

A perfect starter home for a family wanting a special niche in Rototuna, this tidy, well-presented brick residence offers a superb living solution. There is the convenience of nearby shopping precincts, easy accessibility to Tauhara Park for recreation, and zoning for Hukanui Primary and Rototuna schools, which means you can future-proof your children's education for many years to come. Spread over a practical single level floor plan, the refreshed home is designed for contemporary living. The open plan hub contains a well-appointed kitchen and distinct spaces for lounging and dining. A heat pump features in the separate lounge. The second living area opens onto a private sunny courtyard for a seamless indoor-outdoor summer lifestyle. A suite of four bedrooms provides quiet retreats for all the family. An ensuite, walk-in robe and patio access enhance the master bedroom. Newly carpeted and painted, the home comes to market as an attractive offer. It sits on a generous 730m<sup>2</sup> section with ample room for a trampoline and swing set. Simply laid out grounds at the rear allow for creative landscaping, if desired. The trim street profile is appealing and you will be proud to call this home. Designed with family in mind, this home is a great investment in a key location. Cairns Crescent is a peaceful neighbourhood with minimal traffic.

Land area	730 m <sup>2</sup>
Floor size	169 m <sup>2</sup>
Rateable value	\$530,000
Rates	\$3,303.00



**Melissa Wilton**

📞 07 853 0013

📱 021 157 3459

✉️ melissa.wilton@lugtons.co.nz