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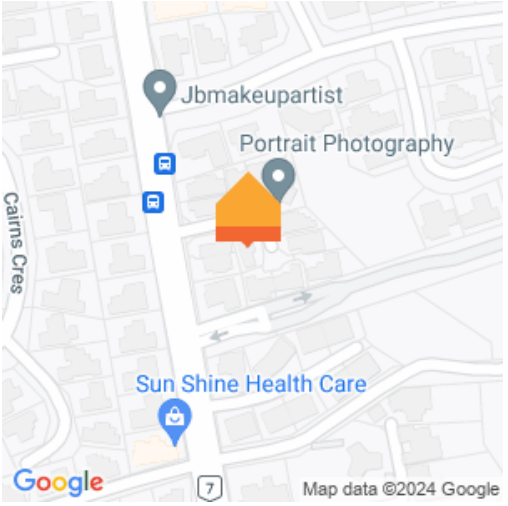


4 The Palms, Rototuna

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. . . It has an awesome feel as well. This urban sophisticate doesn't put a foot wrong. Its great location, effortless design and minimal upkeep appeals to a discerning clientele wanting to scale back their busy lives in favour of a more care-free lifestyle. The home is a quality sanctuary tucked away in a private palm-lined Rototuna enclave, conveniently close to major retail, recreation at Potter Trust Playground and Wairere Expressway. Downstairs provides a seamless landscape for indoor-outdoor living. Open plan kitchen and dining, as well as the separate lounge, have sliding door access onto a sunny well-screened courtyard. All the desired accoutrements can be found in the kitchen to make family life and entertaining a breeze. A guest powder room and double internal access garage add the final flourishes to the ground level. The upstairs sleep zone features three bedrooms, including a spacious master suite with a beautiful tiled ensuite that includes a spa bath as well as a large walkin shower, and a second lounge. Tiled bathrooms are sleek refreshing spaces that add further style to a home that has functionality at its core. The emphasis is next-level lifestyle where the focus is on comfort, relaxation, enjoying life and easing up on home maintenance. And with the lawn being a figurative handkerchief size, there is every opportunity to lock up and leave when the whim dictates.

Land area	344 m²
Floor size	213 m²
Rateable value	$760,000
Rates	$3,348.00





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