



Sold



## 3 Chadwick Place, Rototuna North

Incorporating exceptional entertaining, spacious sleeping areas with great flow between indoor/outdoor living into a generous 179 sqm floor plan, this high quality GJ Gardener build offers refreshing solutions for large family living. Surrounded by other quality builds on a full sized 577 sqm section in North Hamilton's premier residential precinct, the home features four bedrooms with the master further benefitting from ensuite and walk-in closet. A well-appointed and user-friendly kitchen offers the gourmet chef an electric cook-top, under bench oven and dishwasher with a socially placed breakfast bar maintaining host/guest engagement. While the adults entertain in connected dining/living the youngsters can catch a flick in the semi separate lounge. A heat pump in the living along with the DVS ventilation system and a recently installed ducted heating system to all four bedrooms maintain perfect through-season temperatures culminating in a home notable for warm welcome and restful quiet. The beautiful deck at the back overlooking the lush green play field of the neighbouring school is perfectly poised for the start of a sun-soaked summer. The family friendly appeal of this impressive property is further enhanced by zoning for the Te Totara Primary School, Rototuna Junior High, Hamilton Christian School, early childhood centres and the new Countdown supermarket is a short stroll away along with the bars, restaurants and cafes a few minutes away. Commuters can catch the Orbiter into the city and leave the car in the double internal access garage and stop in at Good George for a pizza and a pint on the way home. Chic and sleek and packed with style in durable brick, you won't find better for quality, location and easy living. For an information pack copy and paste the below link on your web browser:-

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Land area	577 m <sup>2</sup>
Rateable value	\$680,000
Rates	\$3,436.99



<https://www.propertyfiles.co.>



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