



## 36 North Ridge Drive, Rototuna North



Expressing a modern vernacular, this four-bedroom home speaks volumes for effortless family living. Built in 2020, the easy-care brick and tile residence sits on a tidy 390sqm section with a fenced yard for the kids yet little in the way of weekend maintenance, apart from a quick mow. The sparkling interior is full of warm liveability. Spread over a thoughtful 153sqm-plus floor area, it embraces all the modern comforts, from double-glazing and insulation to a heat pump and gas infinity hot water. Living is a generous, multi-functional open plan, great for families with small children. This hub for everyday life attracts good natural light, encourages sociable living, and seamlessly connects with the outdoors and patio which beckons for sunny relaxation and entertaining. The kitchen is a model of efficiency, and all bedrooms have double wardrobes, apart from the master which boasts a walk-in wardrobe as well as an ensuite. A bath and shower feature in the main bathroom. The toilet is separate, and garaging is a double. This property is perfect for buyers seeking an immaculate, contemporary home that requires minimal upkeep, has camera security and is ideal to lock up and leave.

Land area	390 m <sup>2</sup>
Rateable value	\$1,075,000
Rates	\$4,185.31



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