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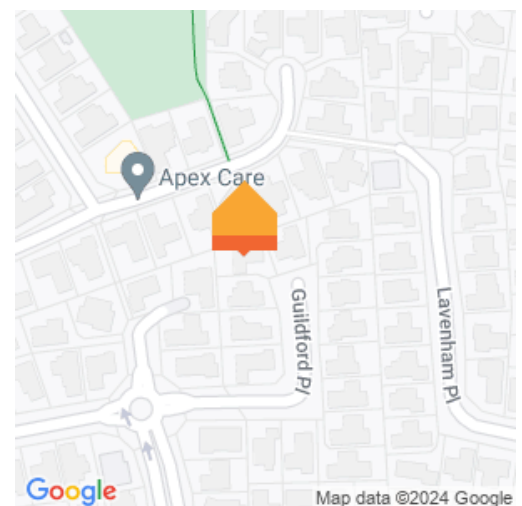


## 9 Guildford Place, Rototuna

Welcome to 9 Guildford Place in Rototuna. . . a street you will love driving home to. The size of the bedrooms are excellent (its like there are 2 main bedrooms), and if you've been wanting to buy a home to fit your dining table. . . then this may just be the ticket. With 4 good sized bedrooms, plus 2 bathrooms (3 toilets), and great living/dining spaces -this Summer you'll swing open the French doors and enjoy the big deck. Rototuna shops are just around the corner, there's parks and bus stops. . . its all just steps away. You can enjoy the space around you, as there's a nice big lawn for the children and pets out the back, plus well fenced. If you've been wanting to get into a good school zone, then you'll be pleased to know this is zoned for Te Totara Primary School and Rototuna Junior High School - perfect. The owners fell in love with their home the minute they walked in, they knew that the layout, the bedroom sizes, the flow, and the quiet street would work well for them and their teenagers, and its been easy to connect to shopping centres surrounding it. They've been here for 12 years, have recently repainted the interior, the exterior and the roof, and have put in a spa pool. The spa will be hot and ready for you on moving day. They sell fast in this street, and don't come up very often, so make sure you come to our open homes this Saturday and Sunday. Call Lisa Sigley on 021722281 [www.lisasigley.com](http://www.lisasigley.com)



Land area	640 m <sup>2</sup>
Floor size	200 m <sup>2</sup>
Rateable value	\$600,000
Rates	\$3,555.00



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