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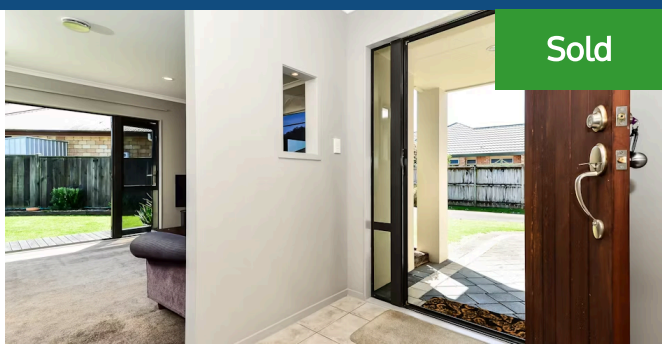

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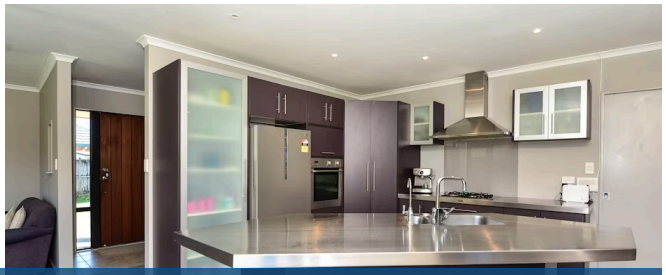

7 Roderick Place, Rototuna

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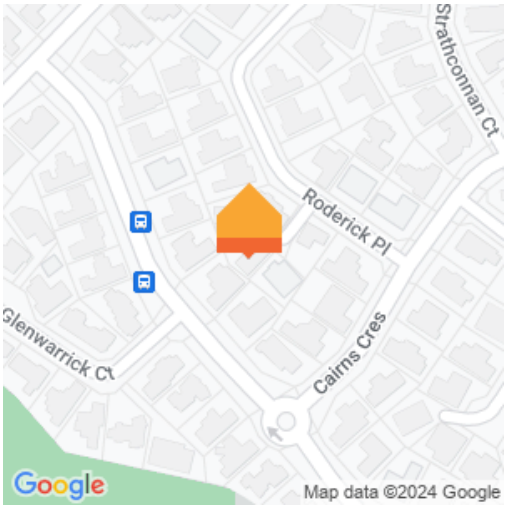
Enjoying a prized aspect bringing in warm northerly sunlight throughout and boasting family appeal in a whisper quiet location. Extremely well-maintained, this single level home exudes a relaxed ambiance with warm and welcoming interiors, ensuring a comfortable haven for the family. Open plan kitchen and dining is the central hub of the home boasting stainless steel appliances, gas cooking, dishwasher and an island bench. Comfortable living area offers excellent indoor to outdoor entertaining. The master bedroom is appointed with a walk-in-robe, ensuite and outdoor access onto the deck. Two additional bedrooms all include double wardrobes, accompanied by the well-presented family bathroom. Positioned to achieve all day sun, the outdoors is sure to impress with the alfresco entertainers deck, vegetable gardens, level lush lawns and fully fenced makes this home secure for children and pets. Double garage and great storage throughout. Location is hard to beat with local shopping centre, parks and playgrounds all close by. In zone for sought after schools including Hukanui and Rototuna Primary, Junior and Senior High. Making this the ideal opportunity for convenient family living.

Land area	500 m²
Floor size	169 m²
Rateable value	$640,000
Rates	$3,272.00



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