



7 Grace Avenue, Rototuna North

Welcome to 7 Grace Avenue, In the heart of Rototuna. How nice to move into this freshly painted and re-carpeted three bedroom home. Master with ensuite and walk in wardrobe. Plenty of cupboard space with double wardrobes in the bedrooms. The garage has extra room to accommodate a workbench and laundry area. Large cobbled area for off road parking. A large sunny open plan living and kitchen facing a beautifully large flat fully fenced 742 square meter section which opens onto Eden park. Watch the kids in the pool which can be left for the new home owners if you want. Plenty of room for the pool trampoline and gardens. The added bonus of being able to open the gate and take full advantage of the Eden park, its play ground equipment. All within viewing range of the kitchen bench and dining room. My vendors have loved this home as their first home to raise their family however, time for a change and it is on the market for the first time since it was built in the early 2000s. Heated and cooled by a newly installed heatpump, Or open the French doors onto a paved entertainment area. All ready for you for summer BBQ's. Move in and be ready for Christmas. For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co.nz/property/7GraceAve>



Land area	742 m ²
Rateable value	\$630,000
Rates	\$3,536.66



Tina Cuthers

☎ 07 838 3800

📞 021 959 915

✉ tina.cuthers@lugtons.co.nz