



Sold



19 Waikaka Place, Rototuna North



A bespoke design in an elite blue-ribbon position commissioned by the current owners for accommodating extra family with options for home and income from an easily managed and supervised on-site rental. The 300+sqm primary dwelling features four bedrooms with three ensuite, inclusive of master ensuite and walk-in with a gourmet kitchen and scullery supplemented by integrated dining/lounge and separate media room. Exclusive powder room for visitors. Exceptional in facilities for outdoor entertaining with a unique all-weather glass-enclosed portico with drop-screen blinds on a wrap-deck with a private alcove. The secondary dwelling accommodates an additional two bedrooms/single bathroom and contemporary kitchen with open plan living and personal decking with fully independent parking. The property is currently rented by a professional, clean, long-term tenant that treats the property respectfully and would like to continue if possible. Exemplary in presentation on a 839sqm retained cul de sac section in zone for Horsham Downs Primary, Rototuna Junior/Senior High with comprehensive amenities including supermarkets, medical, cafes and retail at the new North Hamilton Hub or Rototuna Village.

Land area	839 m <sup>2</sup>
Rateable value	\$1,080,000
Rates	\$5,854.00



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