



## 6 Callum Brae Drive, Rototuna



Sold



4 2 2

Desirably set in family friendly location, this single level brick home provides a generous 250sqm floorplan with excellent natural light and privacy. Extremely well-maintained, this home exudes a relaxed ambiance with warm and welcoming interiors, ensuring a comfortable haven for the family. Immaculately presented inside and out, the entertainer's kitchen is the central hub of the home, offering double ovens, dishwasher, ample bench space and a breakfast bar. Open plan living and dining area flows seamlessly to the outdoors. The lounge is separate, providing more room for family enjoyment. The master bedroom is appointed with a walk-in-robe, ensuite and outdoor access onto the deck. Three additional bedrooms all include wardrobes, accompanied by the well-presented family bathroom. Freshly painted and new carpet throughout, plus brand-new curtains and blinds have been installed. Tranquil 803sqm section, the private backyard has an entertaining deck and level lawns with peaceful surroundings. Fully fenced makes it secure for kids and pets. Triple car garage will accommodate three cars or provide room for a workshop. 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. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/6callumbrae>

Land area	803 m <sup>2</sup>
Floor size	248 m <sup>2</sup>
Rateable value	\$1,200,000
Rates	\$4,381.00



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