



34 Winchester Place, Rototuna North

3 bedrooms, 2 bathrooms, 2 living areas, 1 car

This single level brick home reveres outdoor living and has a covered courtyard and spacious backyard to prove it. With Farrington Park on the rear boundary, the green space seems to go on and on. The open plan domain, separate lounge, and master suite all flow onto the courtyard for instant outdoor fare. Space is utilised efficiently throughout and there is easy flow between living areas. Social and private spaces are thoughtfully separated, and two living zones allow children and adults room for their own activities. Kitchen, dining, and family living mingle harmoniously and make guests feel welcome. The large lounge is perfect for media or formal entertaining. All bedrooms are double glazed, double wardrobes feature in the generous sized family bedrooms. The master has both ensuite and walk-in robe. A laundry is neatly recessed into the double internal access garage and a garden shed provides handy extra storage. Kids have plenty of space to run about in the fenced backyard, and park that couldn't be handier. The brick and tile home sits on a 668sqm section in an established Rototuna North neighbourhood walking distance to Countdown supermarket, Alfie's Cafe', Texas Petes and the burgeoning amenities at Rototuna village. Zoning for Te Totara Primary, Te Rapa Primary School, and Rototuna high schools make the area extremely popular with families. For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co.nz/34Winchester>

Land area	668 m ²
Floor size	190 m ²
Rateable value	710000
Rates	\$3,891.00

