



## 38 Fendalton Drive, Rototuna

Pretty as a picture, immaculate in presentation and superbly positioned for Rototuna schools and shops, this quiet cul-de-sac home has real family chops. Heat pumps, DVS and an in-built sound system shower the high-stud brick home with comfort and easy liveability. Two living areas provide excellent break-out spaces for an active family, complemented by an open plan kitchen and dining area that draws everyone together for meals and banter. The suite of four double bedrooms is peacefully separated from the communal zones, and the master has an outdoor mindset. When it comes to open air relaxation and entertaining, the deck and private, fully fenced backyard coax the family outdoors. Established and well-nurtured gardens and trees enhance the property's beautiful aesthetic. With no through traffic, Fendalton Drive generates a feeling of community and family safety. It offers great lifestyle convenience, is zoned for a number of sought-after primary and high schools, and is walking distance to parks and recreation.



Land area	718 m <sup>2</sup>
Floor size	204 m <sup>2</sup>
Rates	\$3,720.18

