



## 6 Patatee Terrace, Rotokauri

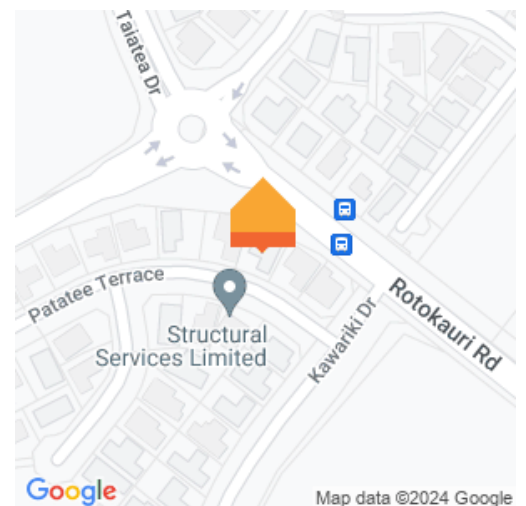
Part of an emerging Baverstock community in the Rotokauri Rise subdivision, this beautifully groomed G J Gardner home comes with all the benefits of a modern build. Constructed in 2016, the double glazed dwelling is the perfect home for a family to grow up in. The north-facing open plan hub welcomes the sun and enjoys a warm relationship with the covered courtyard to offer an easy indoor-outdoor living and entertaining lifestyle. The Bowranda patio roof is self-cleaning and the fitted outdoor blinds provide a comfortable alfresco experience. Smeg and Bosch appliances enhance the quality of the very workable and socially-orientated kitchen. Double family bedrooms are supported by a full bathroom with a tiled shower. The master retreat, which opens to the courtyard and trim-kept private gardens, boasts a tiled ensuite as well as a walk-in robe. Living and sleep zones are peacefully separated. Lightly lived in, the home comes to market in spotless condition. It offers the rewards of gas infinity hot water, sun filter blinds in strategic areas, double internal access garaging, off-street parking, and a 5000L water tank. Tank water has been used for garden irrigation. This sun-loving home extends a warm welcome to a new family. It lies in the quiet Patatee cul-de-sac in the north-west quadrant of Hamilton where a new residential development is underway. When complete, Rotokauri Rise will accommodate over 2000 residents and have its own shops and services. The highly desirable neighbourhood supports busy contemporary family life and caters for families at different life-stages. The Base, Dinsdale and Avalon Drive amenities are in close proximity. Lake Rotokauri and Lake Waiwhakareke Natural Heritage Park are an easy commute.



Sold



Land area	636 m <sup>2</sup>
Floor size	184 m <sup>2</sup>
Rateable value	\$510,000
Rates	\$2,710.45



Jono Ng

☎ 07 853 0013

📱 021 231 3031

✉ jono.ng@lugtons.co.nz