



## 8 Flora Way, Rototuna

Sitting proud and high almost at the end of the cul de sac, this fabulous home is ready for its new owners. Owned since new by our vendors, the features will delight you from the moment you step inside. The large formal living and dining room with skylights and bay window is a lovely space for entertaining, and the family room off the kitchen is inviting and comfortable. The gas fire and heatpump/air conditioning unit keep the temperature wherever you want it, no matter the time of year. There is a very large master with ensuite and walk in robe and there are 3 more immaculate double bedrooms. The family bathroom has hardly been used, so is as fresh as the day it was completed and there is LED lighting throughout. The double carpeted garage is oversized, deep enough to fit large workbenches and storage, wide enough for both cars and a stable of bikes or project space. Outside the 826m2 section features deck, lawns, vegetable garden and room to park the boat or trailer. Team Smart is once again privileged to market another fantastic home in original Rototuna, zoned for Hukanui Primary and Rototuna Primary and High Schools, you'll need to move quickly to book your viewing.



Sold



Land area	826 m <sup>2</sup>
Floor size	240 m <sup>2</sup>
Rateable value	\$730,000
Rates	\$3,583.76

