



## 23 Westminster Place, Rototuna North

Nestled in a quiet, end of cul-de-sac location in Rototuna North, your family home delivers a relaxed single-level layout with dual living areas that catch the north sun. It has been carefully lived in and offers easy maintenance of brick construction. Your lounge has a streetscape outlook and your integrated family hub seamlessly engages with the entertainment portico and tranquil backyard. All the desired accoutrements feature in your central kitchen. Your master bedroom steps outdoors onto the courtyard. It has the full complement of ensuite and walk-in robe plus a ceiling fan for summer cooling. Family bedrooms are all double-sized. Hall storage is generous and there is further storage in the double auto garage. Bathrooms and kitchens sit on tiled floors. Gas cooking, heating and on demand hot water, plus fibre broadband, enhance lifestyle enjoyment as does the great location close to Rototuna shops and schools. And with major transport routes nearby, commuting is a breeze easy. The Base is conveniently located. Cul-de-sac settings are especially suited to families as they tend to provide safe social environments for children in peaceful, friendly spots away from busy thoroughfares.

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Land area	650 m <sup>2</sup>
Floor size	210 m <sup>2</sup>
Rateable value	\$610,000
Rates	\$3,584.89

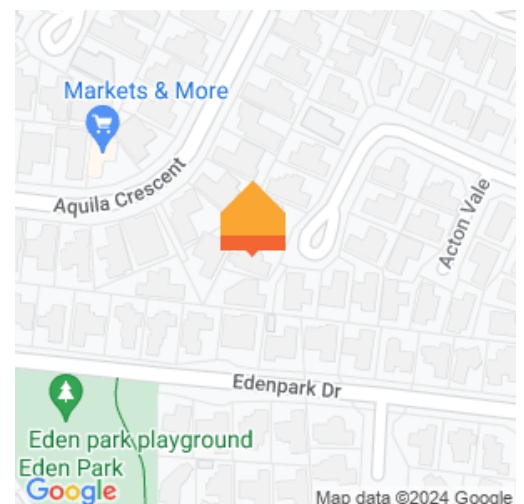


Kris Gray

☎ 07 853 0013

📱 021 318 122

✉ kris.gray@lugtons.co.nz



Wei Sen Chow

☎ 07 838 3800

📱 027 455 4477

✉ weisen.chow@lugtons.co.nz

🌐 <https://www.weisenchow.co.nz/>