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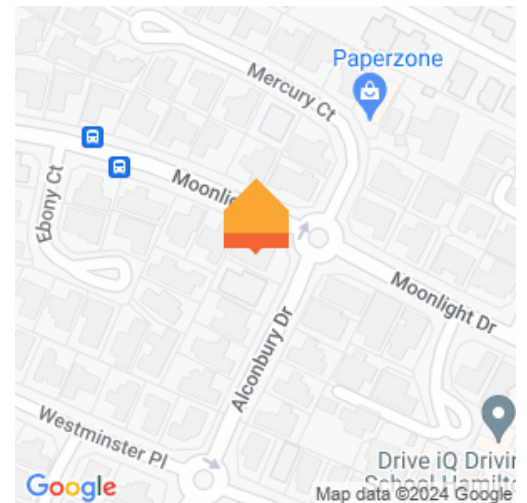


## 55 Alconbury Drive, Rototuna North

Buyer confidence is derived from the spotless presentation, Rototuna connectivity and family-friendly elements of your tidy brick and Linea home. Easy to warm to, it has a sunny congenial disposition and a well-balanced floor area suited to your growing family. Seamless indoor outflow makes it a superb home for all seasons. The kitchen placement enables cooks to chat with family members and guests and serve food with ease to both the internal and external dining spaces. Entertaining is your home's forte. The alfresco is an inviting space and the scene for summer living. Two decks provide additional open-air fare. The layout allows the formal lounge to open to the family hub when the occasion demands. Bedrooms are restful retreats serviced by an ensuite and main bathroom. The laundry is separate, and the services of gas infinity hot water and heating provide instant comfort. Immaculate lawns and gardens encompass your corner site home, and the backyard is fenced for young ones and pets. You're in a perfect spot for north-city schools and all Rototuna amenities are within easy walking distance. The area is well serviced by public transport and handy to major transport networks.



Land area	720 m <sup>2</sup>
Floor size	236 m <sup>2</sup>
Rates	\$4,285.36



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