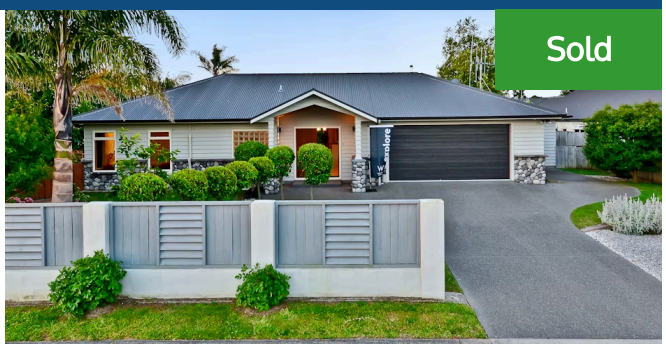
Lugtons

Your home is worth more with Lugton's





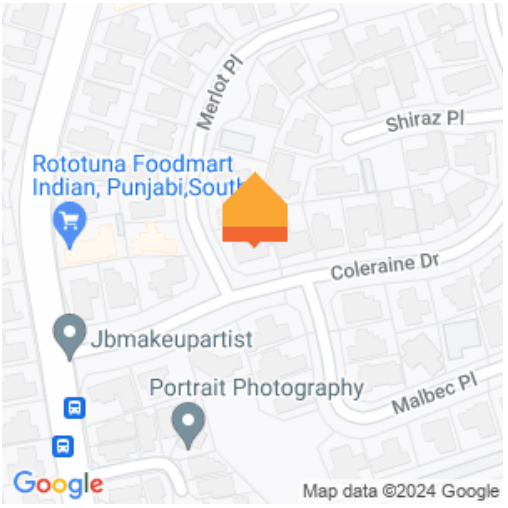


2 Merlot Place, Rototuna

An original builder's own, your home is a masterfully crafted family retreat in a popular Rototuna neighbourhood. Three living areas radiate from your soaring, light-filled central hub to provide superb opportunities for relaxing, family games, movies and entertaining. In the heart of the home is a well-appointed entertainers' kitchen with a free-standing Parmco double oven, five-burner gas hob, ample storage, a warm social aspect and garden outlook. Your day lounge captures the morning sun and is the perfect spot for your morning coffee. It opens to the spacious family zone designed for indoor games and pastimes. A third lounge, with a noise-reduction internal wall, is an ideal media room. Your inviting master bedroom, with a large, luxurious ensuite and walk-in robe, nestles peacefully in its own wing. Family bedrooms are all double with excellent storage, served by a bathroom with dual basins. Macrocarpa accents enrich the double glazed interiors which are innovatively configured and flow seamlessly out to private park-like gardens, an entertainment portico and courtyard for glorious summer living. Value-added features deliver a quality living environment of unquestionable appeal in an area sought for its convenience.

4 1 2

Land area	791 m²
Rates	$3,619.93





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