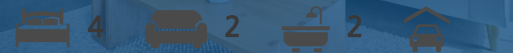




## 📍 49 Callum Brae Drive, Rototuna



Great neighbours, great schools and great location - so many benefits here for a family wanting to move into Rototuna and carve out a future. Whilst requiring some refurbishment, the house has everything families look for, including four bedrooms, two living areas, a bathroom and ensuite, and a private sun-drenched backyard ideal for kids. A lick of paint and new carpet will easily liven up the interior. The open plan domain spills onto a cobbled courtyard and covered alfresco for effortless indoor-outdoor living. Doors into the lounge can be thrown up for parties and entertaining or closed when some quiet time is needed. The generous kitchen contains ample work and storage space, and the double garage has internal access. The home enjoys a lovely street elevation and a terraced front section, with steps up to the formal entrance. Rototuna Family Golf Centre and Tauhara Park are footsteps away, and Rototuna retail precincts and primary school are walking distance. Full of lifestyle convenience, this property is a great investment in a key location.

Land area	650 m <sup>2</sup>
Floor size	210 m <sup>2</sup>
Rates	\$3,669.00



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