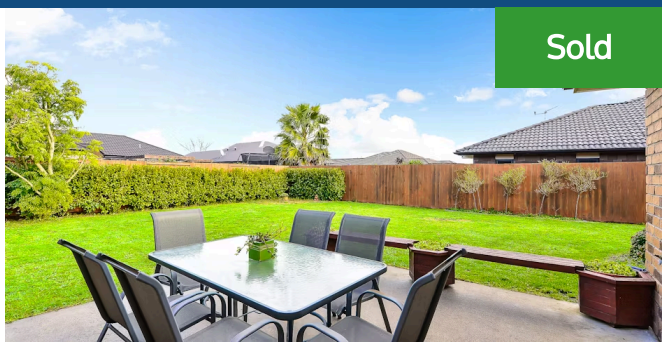
Lugtons

Your home is worth more with Lugton's







53 Aquila Crescent, Rototuna North

4 2

A stylish union of relaxed interiors with superb indoor/outdoor flow, this well-presented single-level rides the perfect line between effortless daily living and versatile entertaining. Intelligently formatted floor plan separates sleeping and social zones inside the home. A well-appointed, user-friendly kitchen with gas hob, under bench oven, kitchen island and abundant cabinetry progresses fluidly through family living/dining and out to a spacious grassy outdoor area maximising sunshine and privacy. A separate main living and separate office extend your functional living space with options for adults work from home while the young ones socialise independently. Four good sized bedrooms (master with ensuite & walk-in robe) with close proximity to main bathroom welcomes larger family configurations without concession to comfort and convenience. A heat-pump/air-con in main lounge maintain perfect through-season temperatures culminating in a home notable for warm welcomes and restful quiet. Easy drive on access directly off the road to internal double garaging couldn't be simpler and there's even ample off-street-parking. The 670sqm freehold section perfectly bridges easy manageability and sufficient space for kids, pets and gardens with the added peace of mind of full fencing. Zoned for Te Totora Primary, Rototuna Junior High School & Rototuna Primary and very close proximity to Rototuna Shopping Centre. As high on style as it is low on maintenance, this beautiful home unifies space and quality with a prime North Hamilton location. Call Jack now on 0800 TMJACK (865 225) for exclusive viewing.

Land area	670 m²
Floor size	197 m²
Rates	$3,551.80





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