



Sold



## 📍 44 Winchester Place, Rototuna North

Built in brick by Generation Homes, double glazed and positioned beautifully, this home has so many features that will have you falling in love. The light fresh kitchen and dining area featuring an entertainer's workspace, gas hob and breakfast bar flows out to the large archgola, and into the immaculate and private garden. The living area with heat pump/aircon also connects with the undercover space inviting long days outside under cover whatever the season. Three bedrooms including master with walk in wardrobe, ensuite and access to a second private covered area, perfect for a spa, ensures that everyone has their space to retire to. For the family with lots of vehicles or a desire for project space, The four vehicle garaging and workshop is a very rare find, there's roof space access to storage from one end to the other, the carport is perfect for your boat or motorhome and the garden with tangelo, lime, lemon, mandarin, nashi and several varieties of plum and apple will have you eating fruit for much of the year. The location is fantastic too, with just a short walk to the new Rototuna Town Centre which is currently well under construction, and easy access north and south with the new motorway nearing completion. There is also a LIM report available for this unique and special home, call Dave to view today!

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Land area	771 m <sup>2</sup>
Rateable value	\$760,000
Rates	\$3,690.48

