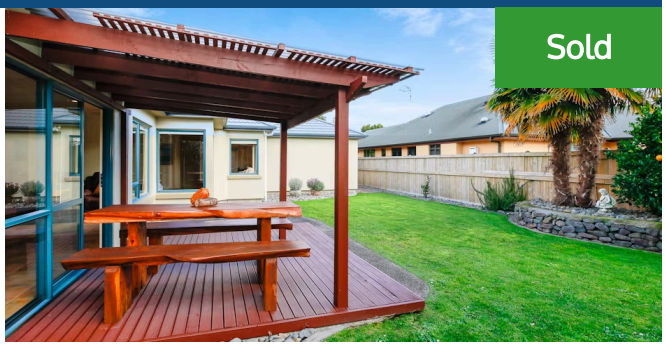
Lugtons

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Sold



27 Edenpark Drive, Rototuna North

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*VENDOR HAS PURCHASED AND IS HIGHLY MOTIVATED. Well designed and well built, this home has all the modern conveniences you need for today's living in a desirable north Hamilton location. Positioned on a 738m2 section with a sunny north facing backyard with easy care picturesque landscaped grounds and blue river stone as a main feature. The home offers a generous floor-plan well suited to a growing or extended family with four double bedrooms plus a guest's bedroom which is currently being utilised as an office. There's an ensuite off the master bedroom and the main bathroom features a step up designer style bathtub. The home is well insulated and comes with HRV system and gas services to keep the house dry and warm during the winter months. Hosting family functions is no major task with the expansive open plan living, dining, and well equipped kitchen. The formal living is large in size and caters for all. The contemporary kitchen features a premium stone bench top, waste disposal, gas cooking, tiled splash back, electric wall oven, double dish draws and plenty of cupboard and storage space. Whilst the living area and the bedrooms have been carpeted for comfort under foot, the dining area and hall way have a quality tiled floor for easy care. There's plenty of outdoor area for kids and pets to play in complete safety, along with an awesome playhouse and sand pit. Eatable plants have been carefully planted around the garden with well-established fruit trees offering loaded of seasonal fruit like feijoa, mandarin, lemonade and grape fruit. Having Eden Park Reserve straight across the road is a huge bonus. It is perfect for relaxing walks and there's a playground for children and plenty of room to kick a ball.

Land area	738 m²
Floor size	230 m²
Rateable value	$740,000
Rates	$3,591.16

