

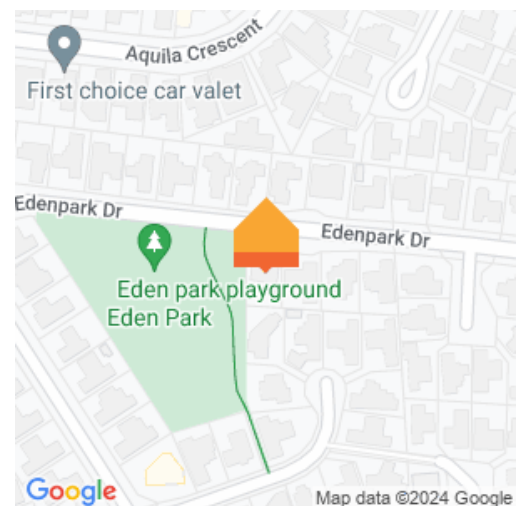


18 Edenpark Drive, Rototuna North

Incorporating exceptional entertaining, spacious sleeping areas with great flow between indoor/outdoor living into a generous 170 sqm (approx.) floor plan, this quality Cambridge Homes Ltd build offers refreshing solutions for large family living. Surrounded by other quality builds on a 714 sqm (approx.) freehold section right next to the park in North Hamilton's premier residential precinct. This home features three bedrooms with the master further benefitting from an ensuite and walk-in closet. The lovely kitchen offers the gourmet chef a nice electric cook-top, underbench oven and dishwasher with a socially placed breakfast bar maintaining host/guest engagement. While the adults entertain in connected dining/living and the youngsters can catch a flick in the separate lounge with their favourite TV shows. A heat pump in the family living keeps it warm throughout the cold winter months while a separate office ensures the extra space for setting up the home office. The family friendly appeal of this impressive property is further enhanced by Decile 10 zoning for the Rototuna Primary School, Rototuna Junior High Schools, with shops, bars, restaurants and cafes a short drive away. Commuters can catch the Bus into the city and leave the car in the double internal access double garage. Chic and sleek and packed with style in durable brick, you won't find better for quality, location and easy living. Call Jack on 0800 TMJACK (865 225) for an exclusive viewing.

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Land area	714 m ²
Floor size	170 m ²
Rateable value	\$670,000
Rates	\$3,398.78



Jack Ramasamy

📞 07 853 0013

📱 021 229 9779

✉️ jack.ramasamy@lugtons.co.nz

🌐 <http://www.teamjack.co.nz>