

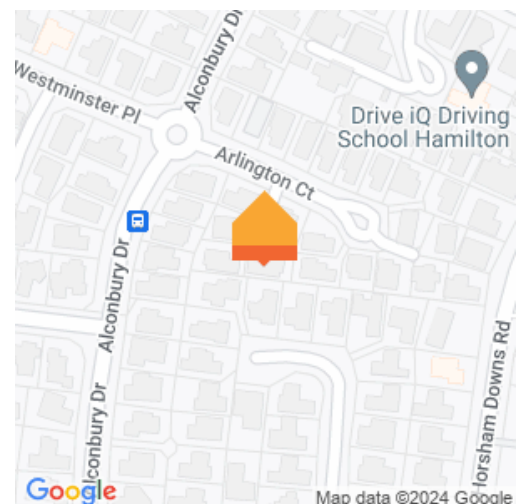


10 Arlington Court, Rototuna North

With so few 3 bedroom brick and tile homes listed in Hamilton's north-eastern corridor, here's a golden opportunity to own a piece of tightly held Rototuna North. Its superb location is within walking distance of the major shopping precincts yet hidden down an elegant driveway off a conveniently positioned cul-de-sac. This pristine (for its age) freehold property will appeal to owner-occupiers, retirees or investors and offers 3 genuine double bedrooms, 2 bathrooms including an ensuite off the master with walk-in robe. The vendors have lovingly maintained this home and their upgrades over the past 3 years comprise of a fresh interior re-paint (that includes the internal double garage) as well as the installation of plush carpet that you can sink your toes into. From the elegant kitchen, to the dining room that can seat 6 comfortably, to the lounge that opens out to a delightful leafy front yard, this property is a total sun catcher. The vendors' describe it as the warmest house they have owned. The 500 m2 fenced section has been tastefully maintained with planter boxes and fruit tress plus there's room for kids and pets to roam.



Land area	500 m ²
Floor size	150 m ²
Rates	\$3,788.89



Howard "Dobbo" Dobson

☎ 07 855 0550
 📱 021 995 906
 ✉ dobbo.dobson@lugtons.co.nz



Nick Baldwin

☎ 07 855 0550
 📱 021 810 228
 ✉ nick.baldwin@lugtons.co.nz