39 Edenpark Drive, Rototuna North

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Effortless living for the larger family with great flow between versatile indoor/outdoor social zones combine in 190 spacious square meters approx. of modern living in Hamilton's premier executive residential suburb. Four bedrooms (master with Ensuite & WIR) are ready to welcome parents, kids and an in-laws with choices of lounge & family living assuring plenty of space for everyone to spread out and relax. Private patio to the rear is positioned for sunshine and seclusion where you can host the summer afternoon BBQs with stackers providing full freedom of movement between inside/outside social regions. Well-optioned contemporary kitchen faces over a long central island and out to the patio to keep gourmet and guests connected. 720sqm approx. freehold section with fenced rear yard ensures kids and pets are safe with internal double garaging providing easy access to the home. Only a short drive to retail and cinemas at The Base with local supermarkets, amenities, and cafes close by at the Rototuna Shopping centre. The new Junior High School is within easy cycling distance with bus stops to the city close by. Built in 2002 and beautifully presented with a list of quality chattels in a location popular with second and subsequent family home buyers and executives. Contact Jack for a private viewing if you can't make it to the open home. BUILDING INSPECTION REPORT AVAILABLE

Land area	720 m²
Rateable value	$550,000
Rates	$3,141.43

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