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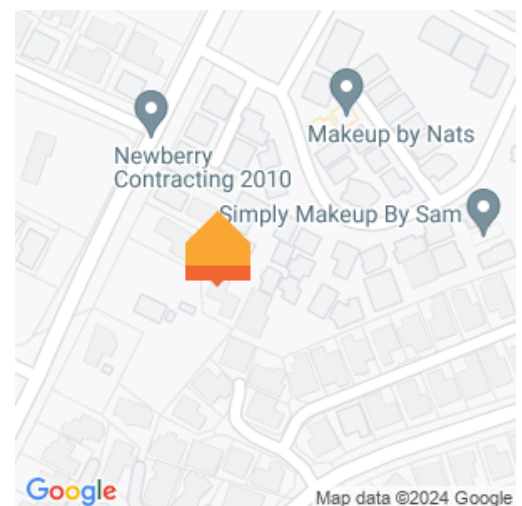
## 28 and 28A Pragma Rise, Rototuna North

Nest or invest in this newly built home with an additional unit attached - a heavenly combination in a desirable location! With construction completed this year, this brick and tile dual-dwelling oozes fresh vibrancy and is ready to welcome its first residents. Resting on a 628 sqm (approx. ) freehold section and securely tucked away at the end of the driveway, this is the perfect set-up to generate rental revenue from the comfort of your home with your tenants living right next-door or keep your extended family close with all this extra space. Either way, a win-win situation!



Land area	628 m <sup>2</sup>
Floor size	232 m <sup>2</sup>
Rateable value	\$845,000
Rates	\$5,077.00

The main dwelling features four bedrooms, a family bathroom plus a master ensuite, and an internal access double garage. The additional dwelling is tidily separated for added privacy with entry through the side gate and features two bedrooms and an internal access single garage. Each dwelling is fitted with its own heatpump plus kitchen necessities like gas hob, under-bench oven, rangehood, and dishwasher - all high-quality and modern appliances. With minimal maintenance required, you can enjoy a care-free and convenient lifestyle. Only a few minutes' drive away from local amenities like Borman Village and Rototuna Shopping Centre, your daily essentials are within easy reach. Not to mention, the property is in the zone for Rototuna Primary School and Rototuna Junior/Senior School. Rent out or make room for relatives, this home and income opportunity will be a gift that keeps on giving. A worthy investment with great returns!



Call us now on 021 229 9779 or 0800TMJACK (865225) to arrange a private viewing. For an information pack, copy and paste the below link on your web browser: -

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