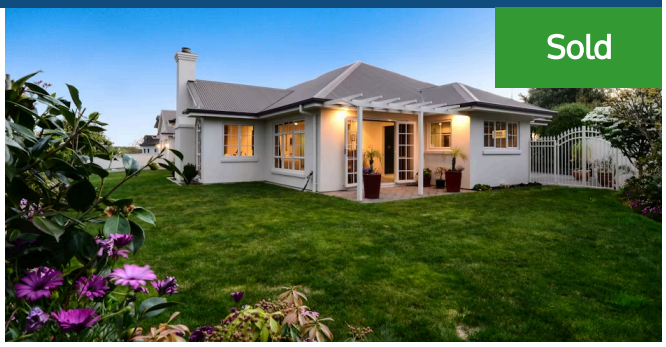
Lugtons

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4 Gilbert Court, Rototuna

4 1 3 2

This home is a haven of well-being in an elevated Rototuna cul-de-sac. Flooded with light and full of uplifting space to build happy family memories, this house is a true home. It has great kerbside presence in a small, exclusive court full of quality homes and views stretching to the eastern ranges. Picturesque gardens add colour and the rear courtyard is paved end-to-end to provide a huge venue for outdoor living and entertaining. Lightly lived-in interiors ease off a wide, welcoming foyer. The elegant lounge is instantly appealing, offers space for formal dining area and has french doors opening onto the trim-kept gardens. Function and size make the kitchen a very practical work area, enhanced by a walk-in pantry and seamless integration with the family area that spills onto the entertainment courtyard. The home's thoughtful layout separates activity and sleep zones, and encompasses a central office, a separate laundry and walk-in linen cupboard off a wide hallway. The master bedroom is a spacious, restful retreat with a big ensuite, walk-in robe and ceiling fan for comfort. A generous family bedroom enjoys ensuite access into the large main bathroom. Three of the four bedrooms accommodate queen beds with ease, while the fourth is suited to a double. The step-down garage at the end of the home has been newly painted and carpeted, has good stud height, an internal clothesline, a handy third toilet and wash basin. There is gas heating, including a living flame gas fire in the lounge with a fan, an alarm, security doors, central vac and a garden shed. The dry, moisture-free home is an original builder's own. Quiet, neighbourly Gilbert Court has the right credentials for Rototuna schools.

Land area	804 m²
Floor size	290 m²
Rateable value	$860,000
Rates	$4,309.48





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