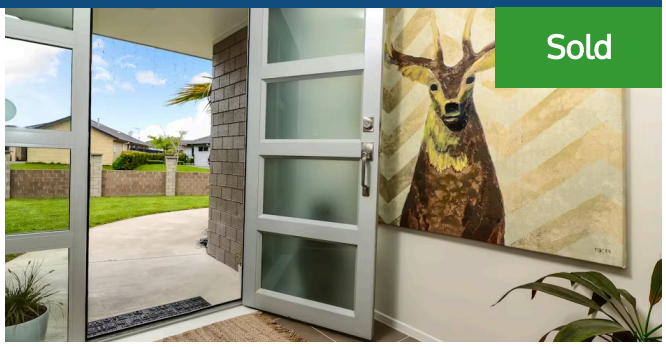
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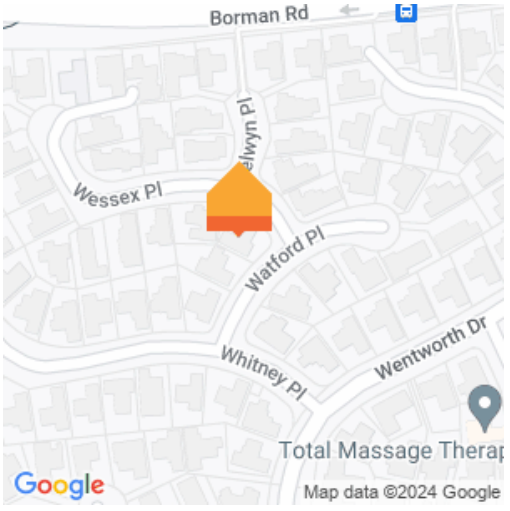


5 Watford Place, Rototuna North

This generous family home addresses the needs of a growing family seeking space and easy access to Rototuna schools. Cocooned in a quiet cul-de-sac environment, the double glazed brick residence occupies a sweeping corner site and has a very tidy street profile. Interiors feature a family-friendly layout where active zones are thoughtfully separated from quiet areas. A log-fire brings warmth and ambience to the formal lounge and the spacious communal hub opens to a sunny courtyard. Living is north orientated. A well-appointed composite stone kitchen adds style and its open design provides great social cohesion for family living and entertaining. Family bedrooms are all doubles, supported by double wardrobes. The master retreat has an ensuite, walk-in robe and patio connection. Both bathrooms sit on easy-care tiled floors. The laundry is housed in the double garage, and cooking and hot water are on gas. Constructed in 2011, the home has all the comforts of a modern build, including new-standard insulation. Outdoors presents large flat lawns for kids to play plus the practicality of garden and utility sheds. Alleyway access to Borman Road makes Rototuna schools very handy. Te Totara Primary and Moonlight Drive Reserve are scooter distance. And with major shopping precincts and main thoroughfares close, the stage is set for a convenient and highly desirable north Hamilton lifestyle. Call Chip direct on 0274 752349 or Rose 027 2772 636 today for your personal viewing or for further information.

4 2 2

Land area	651 m²
Floor size	210 m²
Rates	$3,564.13





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