



📍 8 Fendalton Drive, Rototuna

4 bedrooms 2 cars 2 bathrooms

Spiked with family atmosphere and sitting with quiet confidence in a Rototuna cul-de-sac, this home speaks of easy, relaxed living. The fastidious owners have lived here since 2002 and have kept the maintenance up to date, double glazed their home and fitted most of the interior with LED lights. The ceiling is insulated, and the roof has been repainted and treated for moss and lichen. Only the double internal access garage remains single-glazed and uninsulated. Gas hot water, a gas hob and a gas bayonet ensure everyday efficiency and the heat pump keeps the interior ambient all year round. The formal lounge and open plan hub provide superb living options and internal and external spaces enjoy a symbiotic relationship. The courtyard acts as an extension of the living area, and the backyard is a lovely place to spend time in. Four bedrooms, including a master with an ensuite, walk-in robe and outdoor access, accommodate a growing family. This tidy brick home nestles on a trim-kept 753sqm section adorned with well-established gardens, raised veggie boxes and citrus trees. It is on fibre broadband and in zone for desired schools. Rototuna shopping precincts are walking distance and main arterials are conveniently close. Call Melissa Wilton for your appointment to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/711250003>

Land area	753 m <sup>2</sup>
Floor size	210 m <sup>2</sup>
Rateable value	\$1,075,000
Rates	\$4,005.00



**Melissa Wilton**

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