



## 📍 24 Shrute Place, Huntington

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Life takes on a leisurely pace at this very manageable dwelling in sought after Huntington. A fabulous first home, a real pearler for downsizers, and an easy choice for an investor, the property has appeal right across the board. A wealth of amenities lie within walking distance - supermarkets, shops, eateries, medical, fitness, Rototuna Primary and major roading networks are close if you're heading out of town. Brick construction promises low upkeep and the relaxed modern interior extols the benefits of flexible, open plan living. Light floods in through double-glazed windows and ranchsliders in the lounge and main bedroom. A full array of appliances is readily at hand in the kitchen and the open layout is perfect for informal lounging and entertaining. Two double bedrooms share a bathroom and laundry facilities are located in the single, internal access garage. There is a heat pump for year-round comfort and no hot water issues thanks to a gas infinity heating system. The patio is sun-kissed and enticing, the backyard is securely fenced, and the trim 307sqm section is a quick mow. All about convenience, this home is huge on lifestyle gains.

**Land area**

307 m<sup>2</sup>

**Rates**

\$3,315.13



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