



## 14 Mickelson Avenue, Rototuna

An immediately engaging combination of effortless living and private entertaining in a premium cul de sac location in North Hamilton's most popular go-to executive suburb. Two-tone brick and tile promises quick and easy care with a relaxed and welcoming atmosphere enhanced by heat pumps in the lounge and master, HRV ventilation and fitted insect screens on windows and doors. Modern kitchen moves freely through conveniently connected dining and lounge to extensive paved patio enjoying a sunny east-facing orientation perfect for summer dining and entertaining. Master bedroom features an ensuite and walk-in with incorporated shelving with a quality main bathroom servicing two family bedrooms either equally suited for use as a home office. Set on a fenced freehold 540sqm title with lushly planted but easily managed lawns, a productive mini-orchard with internal access garage, extra parking and two utility sheds. Primely positioned for busy family living in walking distance to Callum Brae Park, a short drive to Chartwell Mall, Rototuna Hub, North Hamilton Village and zoning for Hukanui School and Rototuna Junior/Senior High. A real looker that's sure to hook from the very first viewing. Call 0800 TMJACK or 021 229 9779 for viewing arrangements details. For an information pack, copy and paste the below link on your web browse:

<https://propertyfiles.co.nz/property/641360001>

3 bedrooms 1 carport 2 bathrooms

|                       |                    |
|-----------------------|--------------------|
| <b>Land area</b>      | 548 m <sup>2</sup> |
| <b>Rateable value</b> | \$620,000          |
| <b>Rates</b>          | \$3,487.71         |



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