



Sold



## 13 Cranmer Close, Rototuna North

Excellent school zoning and a wealth of amenities contribute to the desirability of our feature

property, a well-maintained family home in the heart of Rototuna North. Built-in wardrobes in all of the four bedrooms and plenty of additional storage throughout the

home help to make life that little bit easier, with two bathrooms promising household harmony

even during the morning rush! The open-plan kitchen/living area is a generous and versatile

space, with a heatpump guaranteeing year-round comfort and excellent indoor/outdoor flow

adding to the appeal. Outside, brick cladding is complemented by a tile roof and aluminium windows, while easycare grounds mean your free time can be spent relaxing rather than maintaining. The strength of the location cannot be understated, with the proximity to everything from the

new Rototuna Town Centre and the Rototuna shops to parks, the river and a wealth of leisure

activities, not to mention sought-after schools, underpinning any investment. The venue for innumerable happy memories, and a home that has been cherished and loved. But the time for change has come, and our vendors are determined to reach a result on, if not

before, auction day. Viewing is a must - contact us immediately for further information.



Land area	729 m <sup>2</sup>
Floor size	225 m <sup>2</sup>
Rateable value	\$770,000
Rates	\$3,689.42

