



9 Callum Brae Drive, Rototuna



Designed with family top-of-mind but equally purposed for active retirees this impressively turned-out single level provides definitive solutions for buyers at all ages and stages. Classically styled decor with ornate gas fireplace and arched window accents provide an elegant counterpoint to neutral modern tones and contemporary chattels, fittings and finishes throughout. A high quality chef's kitchen bridges the space between dining and family room in one wing while to the other side reposes the formal lounge ideal for more intimate entertaining. Double doors integrate social regions with secluded and spacious patio with level stepping to easily managed, fenced lawns featuring auto-irrigated gardens. Configure as a four bedroom or three plus study with all bedrooms locating conveniently to the main bathroom while ensuite and walk-in robe services the master. Fastidiously presented after loving tenure by house proud vendors in a sought-after, amenity-rich North Hamilton suburb with proximity to The Base, Westfield Chartwell, The Rototuna Hub, bus stops each direction next door and zoning for Rototuna Primary and Junior High School

Nothing short of exceptional with the size, versatility and location to future-proof your family's lifestyle for years to come. Call Jack 0800 TMJACK (865225) or Kirn 027 854 7722 f for a private viewing or be sure to attend the open home.

Land area	818 m ²
Floor size	220 m ²
Rates	\$3,495.01



Jack Ramasamy

 07 853 0013
 021 229 9779
 jack.ramasamy@lugtons.co.nz
 <http://www.teamjack.co.nz>