



## 5 Grenache Place, Rototuna

Your spacious home is a family-friendly retreat promoting harmony and relaxation, indoors and out. Designed to absorb the demands of your big busy family, the five bedroom plaster over brick dwelling has lots to offer including a functional layout that provides for active living, seamless entertaining and quiet time. Bi-fold doors create an intimate connection with your lush landscaped private backyard, which is a leisure hub for alfresco living and summer fun in the sparkling in-ground pool. There is minimal lawn to mow at the rear. Your open play family zone focuses on contemporary living, with its combination of kitchen, dining, casual lounge area and alfresco links. A walk-in pantry, gas hob and wall oven feature in the kitchen. The main lounge, which can be shut off for peace and privacy, also embraces the courtyard setting. Accommodation is a hearty offer of four family bedrooms and a full master suite. There is underfloor heating in hard surface areas as well as a living flame gas fire in the family hub. A walk-through laundry opens to the double garage which has an internal clothesline for wet weather convenience. Additional parking, especially suited to a boat, motorhome or trailer, is carved into front yard. Grenache Place is a small quiet cul-de-sac in an established Rototuna housing estate with no through traffic. The area has gully walks and an alleyway network connecting to Rototuna Primary and shops. It is zoned for popular north Hamilton schools and close to main thoroughfares for easy commuting.



Land area	771 m <sup>2</sup>
Floor size	226 m <sup>2</sup>
Rateable value	\$850,000
Rates	\$3,891.86



Terry Ryan

☎ 07 855 0550

📞 021 909 978

✉ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

🌐 <http://www.terryryan.co.nz/>