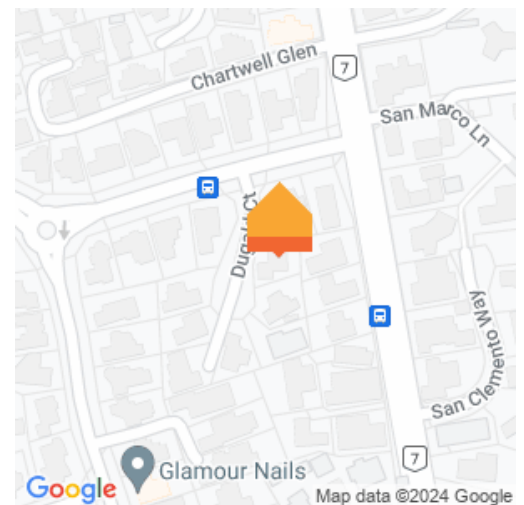


## 3 Dugald Court, Rototuna

In a tightly held Callum Brae cul-de-sac, your private 733sqm sanctuary is imbued with a wonderful sense of peace and comfort and reflects an innate desire for convenience and liveability. Designed to share quality time with family, entertain guests and provide a spacious, relaxing retreat, your home draws inspiration from its natural surroundings. The high-stud tiled entrance leads to a stunning oversized lounge where large bifold doors open onto your expansive deck and backyard. Kitchen, meals, and family living mingle under one ceiling, offering a convivial zone for everyday living. Indoor-outdoor connections are strong and living spaces inside and out soak up all day sun. Your downstairs master bedroom is a grand size, complete with a walk-in robe and an ensuite. Your ground floor is rounded off with a fifth bedroom or home office. Guests and older children as easily accommodated in the three upstairs bedrooms which share a tiled bathroom and separate shower. A heat pump in the lounge keeps everyone warm and snug. You can enjoy the benefits of gas cooking, fibre broadband, a garden shed and sundry other perks.

Land area	733 m <sup>2</sup>
Floor size	253 m <sup>2</sup>
Rates	\$4,382.32



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