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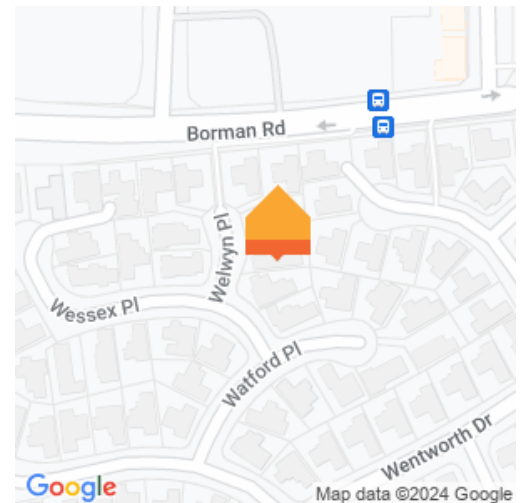


## 4 Welwyn Place, Rototuna North

Fine-tuned for family living, this modern brick home delivers size, comfort and convenience in big doses. Spread across a large single level and accommodated on a 683sqm section, it lies in a friendly cul-de-sac with walk-through access to Countdown Rototuna and the new Rototuna Village Shopping Mall. All levels of sought-after schools are found in this popular area. The double-glazed home makes the most of family life with its free flowing layout giving everyone room to breathe, space to relax and opportunities to entertain. Interlinked indoor-outdoor living is awash with sun and a laid-back vibe. The seamless extension of the internal environment into the landscape fosters a cohesive ambience that facilitates easy communication and effortless movement throughout. Modern, well-appointed bathrooms service the home's collection of personal sanctuaries and the three-car garage provides extra room to potter, play or exercise. Rounding off this awesome family property is its great Rototuna North location footsteps from urban amenities and moments from major transit routes. Call Terry today for a viewing or go to [www.terryryan.co.nz](http://www.terryryan.co.nz) to download any further information you may require.

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Land area	683 m <sup>2</sup>
Rateable value	\$790,000
Rates	\$3,880.77



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