



## 14 Miers Glade, Rototuna North

4 bedrooms 2 cars 2 bathrooms

They say the difference is in the detail, so come and take a look and be impressed with this modern, contemporary home. Offering everything you could possibly want for comfortable day to day living. The attention to detail will be evident from the moment you walk through the beautifully tiled entrance foyer into the open plan dining, kitchen, family room. The designer style kitchen with modern conveniences including quality Fisher & Paykel appliances, full length tiled splashback with sensor strip LED's. White granisite benchtops, induction hob, soft close doors and draws creates a feeling of style and sophistication you'll find instantly appealing. The formal living has been wired for sound and offers the comfort and warmth of a living flame gas heater. Doors for both the family room and formal living room make way to extensive outdoor living and entertaining. Without question, the outdoor living will be a favourite place to spend time with family and friends. There are four spacious bedrooms, the master bedroom features an ensuite with his & hers vanities and a generous double shower with massage jets. One bedroom has been cleverly designed and positioned to become a third living or perhaps a media room if you choose. The main bathroom has been designed with family needs in mind and offers a unique stone feature finish, extra-large shower and spa jet bathtub. The interior has been decorated in subtle neutral balanced colours to compliment a wide range of furnishings and there's an extensive array of extras that include ducted heating, two heat pumps, temperature control gas hot water, LED lighting, central vacuum, network points in most rooms, large internal access garage and separate laundry and storage rooms.

Land area	665 m <sup>2</sup>
Floor size	225 m <sup>2</sup>
Rateable value	\$780,000
Rates	\$3,595.93

