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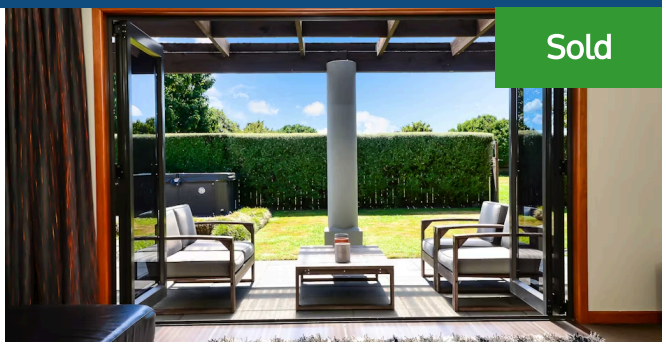

Sold

11 Grace Avenue, Rototuna North

Ornamental cherry trees create a park-like entrance to this well-presented family home in a quiet cul-de-sac bordering Eden Park. Visual impact is immediate. The four bedroom/two bathroom home, spread over a generous single-level floor area, gives a big nod to family living. High stud interiors provide relaxed zones for lounging, dining and entertaining. In the heart of the family area is a stylish two-year old Stonex kitchen. Designed with efficiency and good looks in mind, it aims to please with two ovens, a gas hob and on-trend decor. A penchant for outdoor living is demonstrated through the easy way the home opens to the private back yard and trim-kept grounds, which are a pleasure to spend time in. Alfresco living plays out in this attractive environment. A bonus is having immediate access to Eden Park's grassy expanses and playground. You can enjoy all the benefits of this recreational area without any of the maintenance work. The home, which was repainted in 2018, is positioned for excellent solar gain, and is particularly warm in winter. A great feeling of space is felt throughout. An office/e-zone enjoys a central spot in the family zone, bathrooms are tiled, refreshing spaces and the lounge can be shut off or open depending on needs. The carpeted double internal access garage has been used as a games room. Gas underfloor heating and hot water offer good creature comforts. The beautifully landscaped section is festooned with trees, shrubs and groomed hedges. Garden beds are established and a garden shed provides implement storage. There is designated boat/trailer parking plus room for visitors' vehicles. A building report is available. 11 Grace Avenue is spectacular so call Chip on 0274752349 or Rose 0272772636 for your personal viewing or for further information.

4 2 2

Land area	742 m²
Floor size	240 m²
Rateable value	$750,000
Rates	$3,933.39

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