



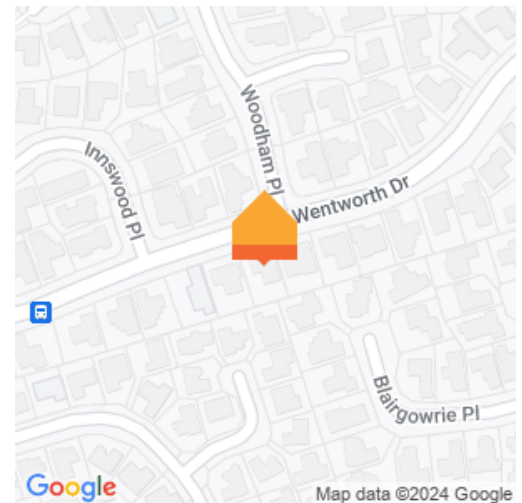
## 21 Wentworth Drive, Rototuna North

Crafted for all generations, this brick home is perfectly formed, well-configured for modern living and designed with ultimate functionality in mind. Resting on a sunny site in established and sought after Rototuna North, the home is an easy choice for families, professionals and active retirees. Kitchen, dining and living spaces mingle under one roof, flowing in two directions and spilling outdoors to backyard relaxation. Living spaces can easily adapt to suit lifestyle and the effortless way the interior opens to the sunshine and courtyard creates a cohesive environment for alfresco living and entertaining. Sliding doors bring light indoors, create a bright, warm vibe and invite a gentle breeze inside over summer. A heat pump maintains an ambient environment throughout the year. The thoughtfully considered, single level layout serves up three good-sized bedrooms, including a master suite that opens onto the courtyard. A separate toilet adjoins the main bathroom and the laundry is smartly incorporated into the double garage. The grounds are tidy and the backyard is fenced for peace of mind. There is on-site parking and room for a trailer. In a brilliant spot for lifestyle convenience, the property is close to Rototuna's retail precincts, schools, parks and urban services. Accessing main transit routes is a breeze. Call Chip direct for a private viewing. To download the Property File, copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/21Wentworth>



Land area	665 m <sup>2</sup>
Rateable value	\$640,000
Rates	\$3,324.91



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