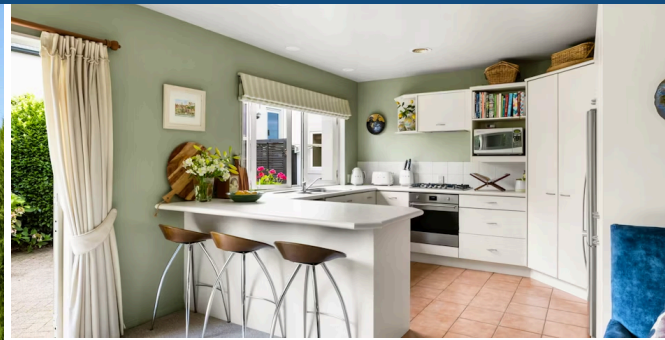




📍 67 Rototuna Road, Rototuna



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This immaculately presented property is bathed in all-day sun with its North facing aspect. Tailor made for indoor/outdoor living and supreme privacy; designed for individuals who love to entertain. Conveniently located with swift access to the expressway, you'll discover yourself in an idyllic private retreat. Spacious lounge effortlessly flows to the backyard, creating a seamless social space. The open plan kitchen and dining area are a chef's delight, featuring gas cooking, a dishwasher, and bi-fold windows overlooking the serene surroundings. Three generously sized bedrooms, with the master suite showcasing an updated ensuite and a walk-in wardrobe. The oversized family bathroom is complete with a bathtub, shower, and toilet. Framed by beautiful established gardens, the private outdoors is fully fenced, providing a secure play area for kids and pets. The undercover pergola, equipped with a gas fire, sets the stage for the ultimate dining experience. Trim level lawns and an additional outdoor dining area off the kitchen add to the charm of this exceptional property. A large double garage houses the laundry plus there is great storage options and central gas heating throughout. There are vegetable boxes and ample off-street parking for multiple cars, and with Riblath construction which has recently been replastered and repainted, this home is ready to move in and reap the rewards of this outstanding location. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/67rototuna>

Land area	715 m <sup>2</sup>
Floor size	180 m <sup>2</sup>
Rateable value	\$1,025,000
Rates	\$4,028.00



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