



Sold



42 Aquila Crescent, Rototuna North

4 bedrooms 2 cars 2 bathrooms

Crafted for relaxed modern living and brought to market in extremely tidy condition, this family home is packed with all the must-haves for today's lifestyle. Its easy-care brick construction, accented by Linea weatherboard, and mono pitch rooflines, create a clean, crisp exterior against simplistic, low-care landscaping. Sun floods the rear courtyards and indoor-outdoor flow ensures a warm cohesion of internal and external spaces. Everyone can come and go as they please, and the outdoor fire makes one of the courtyards a fantastic gathering area for family and friends. Indoors, two living areas provide room for socialising, media, and togetherness. The open family living, dining and kitchen zone is friendly and inviting and when the new kitchen was installed three years ago, top on the list was a large 900mm oven and six-burner gas hob, perfect for entertainers. Four double bedrooms provide ample personal space and includes a master with an ensuite and walk-in robe. The main bathroom has disability-friendly features including a tiled, walk-in shower. Two extra wide doors are designed for wheelchair ease. Both bathrooms and the carpet have been updated and wet areas are tiled. The laundry is fitted neatly into the double garage and the house is double-glazed. A gas fire pumps out heat to two living areas, and central vac makes life easy. The section is child and pet-proof, and private, and contains raised veggie boxes and two garden sheds. Lifestyle gains are immense. The Borman Road shops, Rototuna retail precincts, Moonlight Drive playground and Te Totara School are walking distance. Rototuna high schools and access to the new expressway are also closeby. A commute to Auckland can take as little as one and a quarter hour. To download the property files please copy and paste the below link into your browser:

Land area	600 m ²
Floor size	195 m ²
Rateable value	\$1,175,000
Rates	\$4,307.00



<https://www.propertyfiles.co>.



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