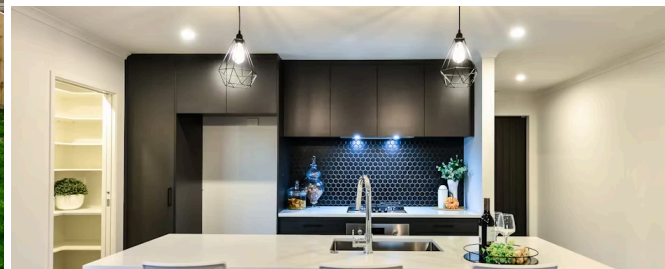




Sold

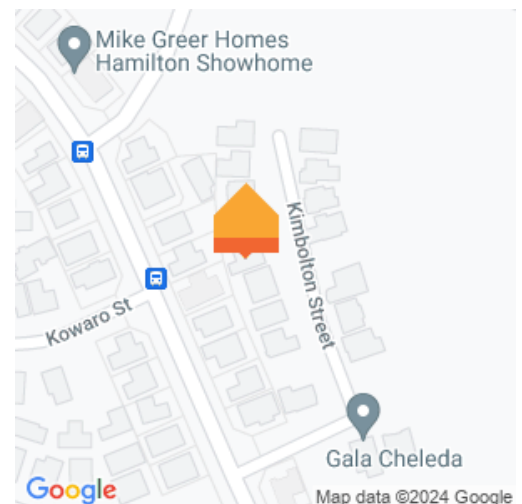


## 11 Kimbolton Street, Rototuna North



Generations Built - Brand new (completed in May 2022) with 10 year Master Builder Warranty. The beautiful Modern home (floor area - 194sqmtr. ) has an enviable entertaining zone with a formal lounge as well as a separate living area, embellished with an impressive Art Deco wall, which will be a point of conversation for sure. Kitchen is beautifully finished with an immaculate stone Bench top, a well appointed Butler's pantry, Gas Hob and quality appliances, sure to impress the MasterChef of the family. With three spacious bedrooms, including a fully-appointed master with ensuite and walk in wardrobes, it is an ideal executive living option. Both living area and master bedroom link with the outdoors giving you a perfect morning and evening breeze. There is an Internal access double garaging, good add-on storage, and well-planned living spaces throughout this spacious house. Perfectly situated on a family friendly lane, it is zoned at an easy walk for Te Totara Primary School, Rototuna High Schools and Hamilton Christian School. This comfortable family home has easy access to Rototuna village, transport, reserves, shopping, food, soon to come Pools and Library and everything else North Hamilton has to offer, you know it is a perfect match for all lifestyles. Call 021 229 9779 or 0800TMJACK (865225) for viewing arrangements. For an information pack, copy and paste the below link on your web browser: <https://www.propertyfiles.co.nz/property/656650003>

Land area	468 m <sup>2</sup>
Rateable value	\$1,175,000



### Jack Ramasamy

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