





Sold



📍 20 Whitney Place, Rototuna North

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In one careful ownership since it was built circa 2011, this meticulous home is designed for the modern family. Brick and tile construction promise easy care and double-glazed joinery ensures energy efficiency and everyday comfort. The home delivers the perfect balance between activity and relaxation plus the benefits of a Rototuna North cul-de-sac setting - always a bonus for a family. Step into the welcoming tiled entrance and enjoy a warm sense of arrival. The spacious open plan space is inclusive of kitchen, dining, and a living area with alfresco access to the deck, which is a great size for parties and family get-togethers. A separate lounge, which allows for more formal entertaining, media pastimes and relaxation, also opens to the sun-kissed deck. Ranchsliders in both living spaces and the master bedroom provide great indoor-outdoor flow. The flowing layout and thoughtful separation between recreation and accommodation will resonate with families. The spacious master suite is a quiet retreat for busy parents, and the three remaining double bedrooms ease off the hallway leading to the double garage. Bathroom and ensuite sit on tiled floors. Window treatments are quality, the carpet is near new (Nov 2022) and LED lights feature throughout. There is plentiful storage, including single and double linen cupboards, a walk-in robe, and large double wardrobes. A five-burner gas hob makes cooking efficient and gas infinity hot water is a real asset for a family with children. Rooms are well positioned for the sun and garden views. The backyard is fenced, bordered by a profusion of plants, and nicely screened from neighbours. Kids will enjoy playing on the flat lawn. The garden shed is set on a concrete pad and the front of the professionally landscaped section has parking space.

Land area	653 m ²
Floor size	210 m ²
Rateable value	\$1,200,000
Rates	\$4,579.00



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