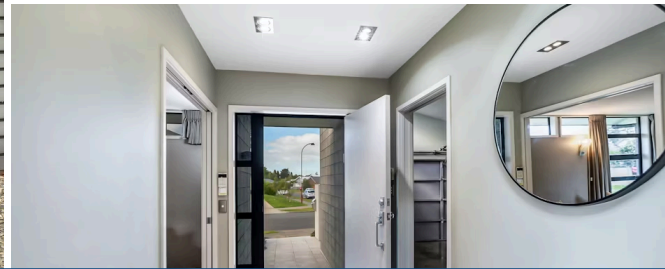




Sold



## 45 Coleraine Drive, Rototuna

A warm welcome to 45 Coleraine Drive, an award-winning contemporary home designed for family living. This appealing property offers the perfect blend of style, curb appeal and functionality. Step inside to an open plan concept family zone flooded with natural light through the feature sky-light and floor to ceiling windows. A separate lounge/movie room provides a sanctuary for you or the children complimented with large screen and wired for sound. Stylish well-appointed socially positioned kitchen complete with fridge freezer and a generous walk-in pantry. The house offers spacious bedrooms, two tiled bathrooms with versatile spaces for all your family needs. The main bedroom boasts a fitted walk-in-robe and ensuite with doors opening out to the private section. Location is paramount with popular Rototuna Primary School a stroll away and easy access through easy access through to all of Rototuna's cafes, shops and amenities. Superb indoor/outdoor flow to a sunny landscaped patio perfect for morning and afternoon beverages. Something a little different so don't delay and call myself or the team to view today.

 3
  2
  2
 

Land area	601 m <sup>2</sup>
Floor size	204 m <sup>2</sup>
Rateable value	\$1,200,000
Rates	\$4,580.44





### Terry Ryan

 07 855 0550  
 021 909 978  
 [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)  
 <http://www.terryryan.co.nz/>



### Heather Whyte

 07 855 0550  
 027 239 2751  
 [heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)