



69 Maanihi Drive, Rototuna North



Brand new duplex and bearing the Burns Construction hallmark of quality, this home in Rototuna's developing Tunawhakapeke subdivision is outstanding in every way. Its modern floor plan is designed to maximise space and functionality. A great deal of attention is given to natural light, flow, and the benefits of low maintenance living. The thoughtfully conceived footprint spans two levels in a layout that evenly distributes four double bedrooms. The upstairs master ensuite is especially generous and the walk-in wardrobe is dressing room size. Downstairs extols open plan living while providing good break-out lounge space, perfect for media, quiet time, or formal entertaining. The family domain is anchored by a kitchen which is a model of efficiency complete with a large walk-in pantry, a gas hob and a full array of modern appliances. Ground level bedrooms have easy access to the main bathroom and separate toilet. All bathrooms are beautifully tiled. Storage is plentiful throughout and the laundry is neatly recessed into the double garage. Ducted air-con, double-glazing, and insulation see to everyone's comfort. Sharp, bold architecture and a combination of modern construction materials deliver contemporary styling and easy upkeep.

Land area250 m²**Floor size**215 m²**Jack Ramasamy** 07 853 0013 021 229 9779 jack.ramasamy@lugtons.co.nz <http://www.teamjack.co.nz>**Dayi Liu** 07 853 0013 021 1966 889 dayi.liu@lugtons.co.nz