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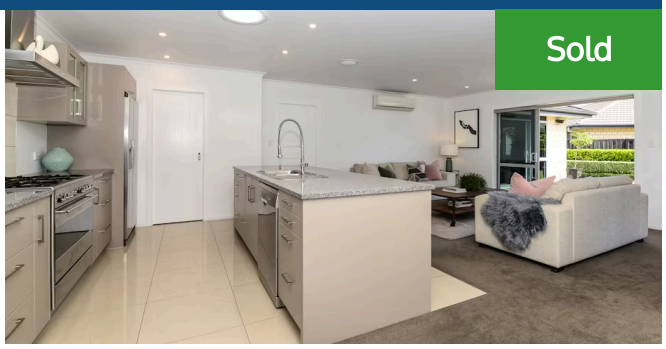

16 Aquila Crescent, Rototuna North

Contemporary comfort and stylish simplicity, this immaculate home has been crafted for relaxed modern living. It is packed with all the must-haves for today's lifestyle, enjoys seamless indoor-outdoor flow and comes to market in pristine condition. Family functionality are at its core. Trim-kept grounds surround the easy-care brick home which sits proudly in the Aquila neighbourhood, an area with all the right credentials for north Hamilton schools. Light airy interiors bring together a kitchen and walk-in pantry in an amiable open plan design. A large 900mm oven and gas hob are great for entertaining, and guests and family can sit at the island and feel part of the action. Ideally suited to a family with a busy active lifestyle, the home offers a second living area, four bedrooms and two tiled refreshing bathrooms. Effortless flow from the living areas and master bedroom onto the sun-hugging courtyard and fenced backyard create an at-one ambience with nature. On-trend decor shows an eye for detail while practicalities are evidenced in heat pump and double internal garaging, gas hot water. A covered entranceway provides protection from the elements while the home's groomed appearance means plenty of kerbside appeal. Moonlight Drive Reserve and its awesome kids' playground are walking distance. Other location advantages include proximity to Rototuna and Horsham Downs retail precincts, as well as main transport routes for city and inner-city commuting.

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Land area	670 m²
Floor size	214 m²
Rateable value	$840,000
Rates	$3,774.40

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