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# 22 Bramley Drive, Rototuna

4 1 2

This gorgeous home was built with entertaining and effortless family living in mind. This four bedroom home is a cut above the rest. The open plan kitchen and lounge area opening out onto the private courtyard, will provide excellent informal dining on summer nights. For more special occasions you may wish to use the separate dining room, and light filled formal lounge. The spacious master bedroom has a ranch slider out to the spa area with WIR and ensuite. The main bathroom with its double hand basins and perfectly sectioned off toilet and shower spaces means there will be no rush to get even a large family out the door in the morning. The added bonus of a powder room just off the main living area comes back to the well thought out design of the house. The family will have plenty of room to grow with excellent storage in all of the bedrooms and throughout the home. The separate consented dwelling will be a perfect man cave or home office. Set on a flat slightly elevated site the easy low maintenance fully fenced section captures the all-day sun for the family to enjoy. Situated on a quiet street in an excellent neighbourhood. Brilliant schooling all around the immediate area catering for all age groups, close to bus routes, walking tracks, and local shopping at Rototuna town centre.

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| **Land area** | 698 m² |
| **Rateable value** | $600,000 |
| **Rates** | $3,186.70 |

