



📍 24 Coleraine Drive, Rototuna

🛏 3 🍴 1 🚗 2 🚿 2

If your idea of relaxing is lounging outside, enjoying family cookouts and hosting barbecues, this home has what it takes to make life idyllic. The indoor-outdoor configuration creates a large living space by seamlessly blending a wrap-around deck with the open-plan domain. You'll not only be able to host more people, large doors and abundant glazing increase the amount of natural light the interior receives. A multi-functional space for the family to gather, the open floor plan embraces the concept of social living while taking a zoned approach it. When peace and privacy are needed, the separate lounge gives you room to stretch out and relax, or formally entertain. The study nook overlooks the deck and the master bedroom, with an ensuite and walk-in robe, opens directly onto it for instant outdoor fare. The family bathroom and separate toilet are conveniently positioned between two double bedrooms, each with a double wardrobe. A large heat pump keeps the interior ambient and an alarm and security camera system provide excellent peace of mind living. Monopitch rooflines and a plaster (with cavity) exterior exude a stylish modern look and, combined with the groomed surroundings, the home has great street appeal. The backyard is fenced, private and full of natural charm. Zoning for Rototuna schools and Hukanui Primary, and proximity to Rototuna retail precincts make the area popular with families. A builder's inspection report is available. To download an information pack please copy and paste the following link into your browser: <https://www.propertyfiles.co.nz/property/616580001>

Land area

674 m<sup>2</sup>

Rates

\$3,936.51

