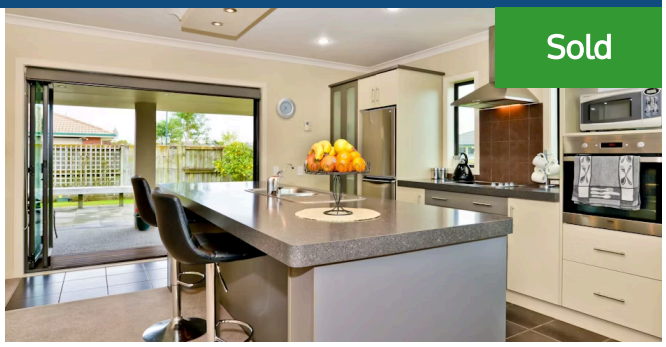
Lugtons

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Sold



1 Whitford Place, Rototuna North

4 1 2

Optimising a sweeping corner site, this warm embracing home lies in a lovely sunny spot at the top of the Whitford cul-de-sac. It is well located for a Rototuna lifestyle, its schools and abundance of local amenities. The home's open welcoming ambience is apparent the moment you step through the front door. Kitchen, dining and living zones enjoy relaxed streetscape outlooks. A new Bosch dishwasher has recently been installed in the kitchen, which also features a double set of pantries, a wall oven, a dine-at island with excellent lighting, and a convivial link with the sheltered alfresco. An efficient floor-mounted air-con unit keeps the family living zone ambient all year round. The separate lounge, wired for media, enjoys copious sun. There is peaceful separation between activity and sleep zones. All bedrooms are a generous size to provide comfortable retreats for all the family. The master has the full complement of walk-in robe and ensuite, which is disability-friendly, plus the benefit of a large air-con unit. Showers in both bathrooms are tiled. The deep tub in the main bathroom is an ideal 'soaker'. Storage includes a linen cupboard, a big hot water cupboard and units in the internal access double garage where there is also a clothesline. Outside features a garden shed on a wooden floor. The well-appointed home is framed by private, landscaped gardens replete with berries and fruit trees. Bus-stops are handy and the Orbiter operates in the area. Parks and shopping precincts are close. Local children scooter to Te Totara Primary and also bike to Rototuna's new High Schools. Frequent commuters will appreciate the proximity to main transport routes.

Land area	750 m²
Rateable value	$620,000
Rates	$3,276.06





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