



## 9 Lockhart Place, Rototuna

Full of family liveability, this easy-care brick home is incredibly handy to Rototuna shops and school. It lies in a quiet small cul-de-sac that links directly to Rototuna Park. Large grassy spaces are in quick scooter distance. Move-in ready, the home has the requisite number of bedrooms and bathrooms for an active and growing family. All four bedrooms are double, with the master supported by an ensuite and walk-in robe. Separate living areas have a sunny disposition and warm embrace. Dining and family areas transition smoothly onto the rear patio and backyard for alfresco enjoyment. The kitchen is centrally positioned for effortless use and the layout makes it easy to keep an eye on kids playing outside. The section is fenced for their safety and well suited for pets. The property is hard to beat for all-round family convenience. Popular Rototuna Primary School is moments away, with no busy roads to cross. St James shopping centre, Rototuna retail precincts and bus stops are strolling distance. Commuters will love living in close proximity of main thoroughfares. Groceries, haircuts, lattes, eateries, childcare, medical - everything is footsteps away for your utmost convenience.



|                |                    |
|----------------|--------------------|
| Land area      | 587 m <sup>2</sup> |
| Floor size     | 198 m <sup>2</sup> |
| Rateable value | \$720,000          |
| Rates          | \$3,516.00         |



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