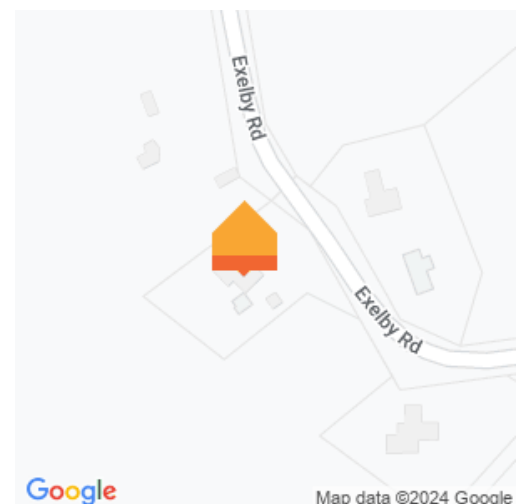


209 Exelby Road, Rotokauri

Welcome to 209 Exelby Road, Burbush - a charming lifestyle property that offers the perfect blend of comfort, convenience, and scenic beauty. This well-built brick home is a true gem, boasting a range of features that make it an ideal haven for any homeowner. Inside this 4 bedroom, 2 bathroom home you will find spacious living areas that include not one, but two lounges, plus a separate laundry that provides both practicality and convenience in your daily routines. The double glazed windows throughout the majority of the home ensure comfort and energy efficiency year-round. Maintaining the perfect temperature is effortless with three heat pumps that offer both warmth and cooling, complemented by the inclusion of an HRV system. The indoor and outdoor connection is a standout feature of this property, as double doors seamlessly open from the lounge and dining areas onto a delightful deck. Enjoy the serene ambiance and soak in the panoramic views of farmland and the picturesque Lake Rotokauri. Parking is a breeze with a double garage equipped with automatic doors, along with an additional single garage featuring a manual door.



Land area	5042 m ²
Floor size	179 m ²
Rates	\$3,328.46



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