



## 6 Rosehill Place, Grandview Heights

3 2 2 2 1

### Modernize Me

#DD12804

\$615,000

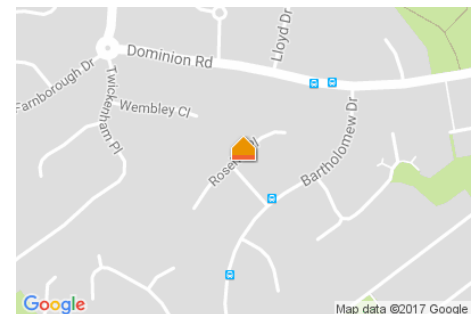
Just a little modernizing to do on this well-appointed home set on an elevated site with sweeping district views, this two-level brick home has a lot to offer a family. Bright abundant space, free flowing living and sunny orientation make it instantly appealing. Interiors are well crafted, feature ornate plaster ceilings and recesses, and an airy, uplifting ambience.

Bedrooms and bathrooms are spread over two levels. The master bedroom downstairs has an ensuite, while a handy third toilet is located by the laundry.

Generous double bedrooms upstairs maximise the outlook.

The family zone has relaxation nooks, a large central kitchen and seamless link with the picturesque deck running the full length of the home. The deck is the perfect spot for chilling out, admiring the view and enjoying a drink with friends. All the expected accoutrements can be found in the socially-orientated kitchen.

There is a spacious formal lounge for entertaining or media, an office and good garaging. Cooking and heating are gas. A Pyrox wall furnace ensures toasty interiors. This quiet and scenic king-of-the-castle location places a family near childcare



### Maxine Horscroft

office 07 847 0919  
a/hrs DDI 07 847 6165  
mobile 021 629 469  
email maxine.horscroft@lugtons.co.nz

### Property Features

Land Size 608 m<sup>2</sup> Rates \$2,302 CV \$530,000