



## 11 Edenpark Drive, Rototuna North

4 2 2 2

### Realise the Dream

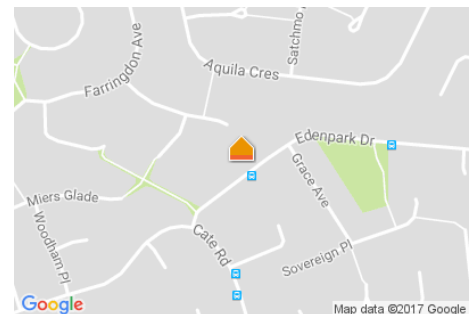
#CE12820

\$695,000

Family fun and a relaxing summer stretch out ahead of you in this four bedroom home in established Rototuna North waiting for you to add your own flair and value.

Not your average - there's a large, wood panelled entrance way to welcome you in. The informal lounge and dining area make for easy entertaining from the generous sized wrap around kitchen with plenty of storage, work space and breakfast bench. Watch the comings and goings on the street from the window while you cook. You can open up or close off the formal lounge as you see fit, but once summer is here you'll have all the doors open and enjoy the perfect indoor/outdoor flow to the barbeque area which leads to the swimming pool. Plus there's still room here for grass, a garden and an abundant lemon tree. A sun trap and entertainers dream for many sunny, hot afternoons outside. Down the corridor you'll find the separate laundry, and four double rooms, including generous master with ensuite and walk in wardrobe, plus doors opening to the barbeque patio.

Fully fenced 752m2 section, HRV, double internal access garage and looking for a new owner. Don't miss 11 Edenpark Drive, Rototuna North.



**Anna Smart**

office 07 838 3800

a/hrs 07 838 6098

mobile 027 544 7784

email [anna.smart@lugtons.co.nz](mailto:anna.smart@lugtons.co.nz)

### Property Features

Land Size 752 m<sup>2</sup> Rates \$2,740.03 CV \$590,000

**Lugton's**  
Established 1955 Licensed Real Estate Agent (REAA 2008)

Your home looks better with us