



Often Admired

4 The Palms
Rototuna



**Stu
Davidson**

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 Stu Davidson - Lugtons Real Estate
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 **Lugtons**



About the Property

3 BED | 1 LIVING | 2 BATH | 2 CAR

4 The Palms Rototuna

Welcome to your future home! Nestled in the heart of Rototuna, this contemporary 3-bedroom, 2-bathroom house is a perfect blend of comfort and style. As you approach this stunning property, you'll notice the modern clean lines this mixed material home possesses.

Step inside to discover an open and airy living space, designed with modern elegance in mind. The large windows fill the room with light, creating a warm and inviting atmosphere. The gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, large bench/breakfast bar, and plenty of cabinet space for all your culinary needs. Whether you're hosting a dinner party or enjoying a quiet meal with family, the adjacent dining area offers the perfect setting for any occasion.

Retreat upstairs to the tranquil master bedroom, complete with ample space, a walk-in closet, and an en-suite bathroom designed for relaxation. Two additional bedrooms offer versatility and comfort, ideal for family, guests, or even a home office.

Step outside to your private backyard oasis. Perfect for entertaining, summer BBQs or simply enjoying a peaceful evening with a glass of wine, this space is your personal retreat.

Located in a vibrant community, you'll be close to parks, schools, shopping, and dining, making everyday life easy and enjoyable.

This beautiful home combines comfort, style, and convenience in one perfect package.





















Legal Description

Lot 14	DP 391344
Record of Title:	366593
Year Built:	2000's

Chattels

- Wall Oven
- Cooktop
- Rangehood
- Waste Disposal
- Dish Drawers x 2
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors
- Alarm
- Central Vacuum
- Heat Pumps x 3
- Heated Towel Rails x 2
- Bathroom Extractor Fans x 2
- Bathroom Mirrors x 4
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remotes x 2
- Garden Shed



School Zones

- Rototuna Primary School
- Rototuna High School
- Hukanui Primary School

Local Conveniences

- Rototuna Shopping Mall
- Chartwell Shopping Mall
- Northern Expressway



Meet your sales consultant

Stu Davidson

☎ 021 199 1175

✉ stu.davidson@lugtons.co.nz

Stu has built a successful and strong 30 year sales career by being focused on exceeding client expectations.

Success is a prime motivator for this seasoned sales professional – with people focus as the forefront to achieving great outcomes.

With strengths in communication and relationship building, Stu's success has been achieved in a variety of corporate sectors – most notably in the hospitality sector. Stu has lead sales teams with big brands such as Heineken, Jim Beam and Montana Wines.

Working as a team is how Stu will successfully partner you in either buying or selling a property.

Stu has lived in Hamilton over 20 years and does not intend on leaving any time soon. Stu says "Hamilton is a prospering city with a lot to offer both now and in the future."

Rental Appraisal

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I have assessed this property on the 15th August 2024 and advise that the expected weekly rental return would be approximately.

\$000 - \$000

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

Yvette McLean
Property Manager
027 278 8257

**Property
Management**
by  **Lugtons**



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Total Floor Area: 207 sq.m APPROX.



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