



FOR SALE

A SANCTUARY OF SPACE, DESIGN & SERENITY

Viewing by appointment only.

Welcome to 20 Ruru Avenue, Otatara - an executive-style home offering exceptional space, comfort, and thoughtfully integrated features throughout.

This beautifully designed residence features four generous bedrooms, complemented by two dedicated office spaces - an official separate office ideal for working from home, plus a cleverly concealed office integrated within the formal living area cabinetry.

Conveniently located close to schools, and shops the home delivers everyday ease while still providing privacy and a relaxed lifestyle.

The designer modern kitchen is fully equipped with a breakfast bar, double stainless-steel sink, extractor fan, integrated appliances, a butler's pantry, and an impressive walk-in chiller. Underfloor heating in the kitchen and dining areas ensures year-round comfort.

Open-plan dining and living spaces are designed for both family living and entertaining, featuring a gas fire and a hidden bar seamlessly incorporated into the layout. A separate formal living area provides an additional retreat, featuring hidden wall cupboards and the discreetly integrated office space.

Comfort is assured with central heating and cooling throughout, all the windows are double glazed with some fitted with roller blinds and others with curtains., polished tile flooring. Ceiling and wall insulation further enhance energy efficiency.

Two bedrooms feature ensuites with walk-in wardrobes and walk-in showers. There is also a third, family bathroom equipped with a jacuzzi bath and walk-in shower, plus an additional separate toilet.

A dedicated separate laundry.

Outside, the manicured, neat, and tidy landscaped grounds create a beautiful setting for the home. The garden features veggie garden beds, two greenhouses, and established beautiful trees, all within a fully fenced, flat section. Multiple outdoor entertainment zones include a BBQ

4 BED | 3 BATH | 3 CAR

PRICE:

Enquiries Over \$2,000,000

OPEN FOR INSPECTION:

N/A



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20 Ruru Avenue Otatara



For Visual Purpose Only

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Floor Plan by INSPIRE MEDIA WORKS

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