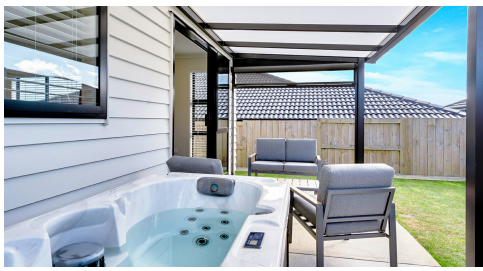
2/8 JENNIAN AVENUE, ROTOTUNA, HAMILTON, WAIKATO 3210



FOR SALE

MOVE IN READY... OUT IT GOES!

Built in 2020 and proudly held by one owner since new, this stylish two-storey home combines elevated views with modern, low-maintenance living. With the owners now committed to their move into a retirement village, this is an exciting opportunity for professional couples, families, downsizers, or investors seeking a quality home in desirable Rototuna North.

The modern kitchen, complete with a scullery and water filtration system, forms the heart of the home and flows effortlessly into the open-plan living and dining area, creating an inviting space for everyday living and entertaining.
Step outside to the covered patio, perfect for relaxing or hosting family and friends. The vegetable garden is ready for year-round planting, while the two-seater spa will remain for the new owners to enjoy during the cooler months. An internal-access garage with a dedicated laundry area provides further everyday practicality.

The thoughtfully designed layout features a spacious bedroom and bathroom downstairs, while upstairs you'll find two additional bedrooms. The master suite captures elevated views and includes a private ensuite, complemented by a separate toilet and a convenient study area on the upper-level landing.

Zoned for Te Totara Primary, Rototuna Junior and Senior High Schools, and Fairfield Intermediate, providing plenty of options. Borman Village's shops and restaurants are within walking distance, while Rototuna Shopping Centre, parks, public transport, and everyday amenities are only minutes away.

Whether you're searching for your next home, a smart investment, or a more relaxed lifestyle, this property delivers immediate comfort and long-term potential.

LM Realty welcomes conjunctional opportunities with all agents and their buyers.

For an info pack or private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

*Floor and land areas sourced from Property Guru and/or LINZ. Purchasers should seek independent legal advice.

3 BED | 2 BATH | 1 CAR

PRICE:
Asking price $849,000

OPEN FOR INSPECTION:
N/A

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Downstairs

Upstairs

Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors.
All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.

BLUE EAGLE MEDIA

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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