

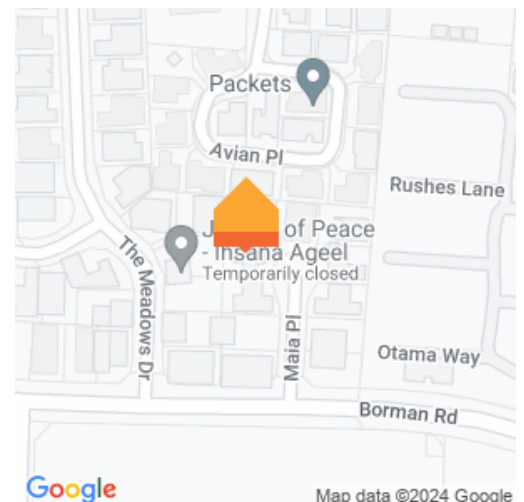


## 7 Maia Place, Flagstaff

4 bedrooms, 2 bathrooms, 2 car garage

Contemporary design intelligence and a perfect fusion of larger family living and refined entertaining on a 626 sqm section in a coveted Flagstaff cul-de-sac. The 275 sqm design offers four bedrooms, two bathrooms with truly generous proportions of which the master enjoys en-suite convenience with a voluminous shower, walk-in wardrobe, and positioning to soak up the sun. Renowned for its superior thermal and noise insulating properties this immaculate home will boast the benefits of ultra-efficient and aesthetically pleasing features from a highly reputed Kiwi builder in the Waikato region. Twin lounges with convenient location to a gourmet kitchen executed in stylish tiles, stone counters and branded appliances. A private courtyard offers an extremely serene venue for summer living along with a covered patio at the back and fully fenced rear yard opens possibilities for outdoor entertaining, secluded relaxation with the added benefits of a safe and secure environment for kids playtime. Centralised heating units keep all areas in the home evenly temperate through all seasons and an alarm assures peace of mind while you're away. Projecting immense roadside appeal enhanced by its internal entry two car garage. The family friendly appeal of this home is only enhanced by its location in one of Hamilton's premier suburbs and zoned for high Decile 10 schools. This home is a sensible choice for families with youngsters pursuing their education while proximity to comprehensive medical and retail facilities and a short commute to the base and the CBD puts the essentials within convenient reach.

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|----------------|--------------------|
| Land area      | 626 m <sup>2</sup> |
| Rateable value | \$1,040,000        |
| Rates          | \$4,009.58         |



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