Lugtons

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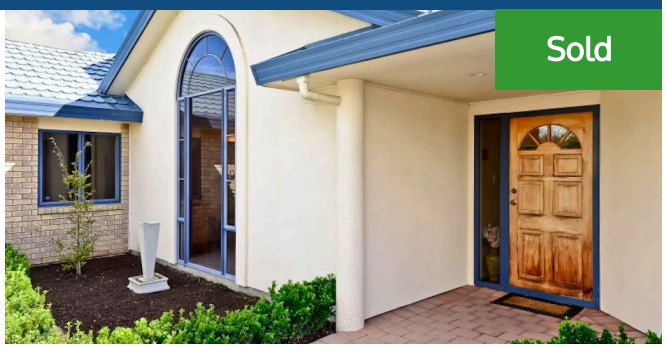
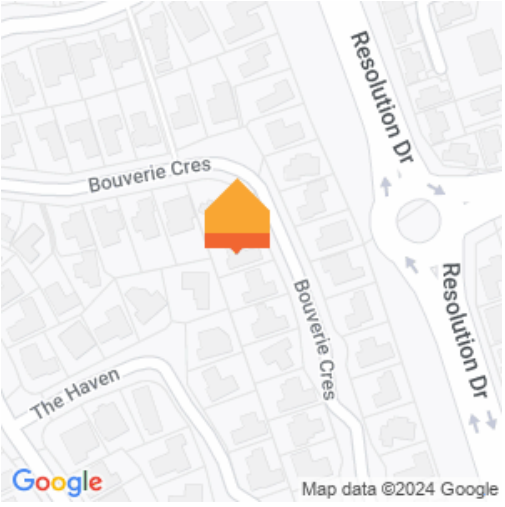


29 Bouverie Crescent, Flagstaff

4 1 2

Priced to sell this comfortable, well-presented family home delivers a relaxed single level layout with dual living zones that are full of light. Set under a soaring cathedral ceiling, the formal lounge has a large picture window and a bright airy ambience that instantly appeals. The integrated family hub engages with the private rear setting via doors off the dining and living areas, making the alfresco very accessible and summer entertaining a breeze. The modern, light-filled kitchen has a pleasant street outlook. A peaceful sleep zone, comprising a suite of four double bedrooms, is separated from the main living areas in a smart design that will particularly appeal to families. The layout achieves a warm balance between quiet retreats and radiant communal settings. Parents will enjoy the space offered by the master bedroom, which is appointed with a walk-in-robe, ensuite and outdoor access onto the courtyard. Plush new carpet adds depth to the interiors. Outdoors provides some ample space for play equipment on the secluded back lawn graced with magnolia trees. There is ample visitor parking out front. Bouverie Crescent is an established, tree-lined street in walking distance of Endeavour School and Flagstaff Shopping Centre. The quiet neighbourhood is zoned for high demand Rototuna schools and is central to a host of family-friendly amenities and major transport routes, making it a superb lifestyle choice. Call Chip or Rose direct today on 855 7510

Land area	700 m²
Rateable value	$590,000
Rates	$3,198.19



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