

## Your home is worth more with Lugton's







## ○ 399 Borman Road, Flagstaff

Sit back and take it easy in your backyard oasis where you can soak up the sun into the early evening, host barbecues, and entertain. Your modern, brick, Downey Designer home sits in a superb location that will suit your family down to the ground. There is ample decking for outdoor pastimes and a playhouse area for kids. The grounds are established, and look a picture thanks to clipped hedges, tidy lawns, espaliered fences, and well-organised garden planters. Blended internal and external living spaces provide ample room for recreation and entertaining. Your kitchen overlooks the deck so guests and children are never far away, and you can open your master bedroom to the great outdoors. It has the requisite walk-in robe and ensuite. The remaining bedrooms are spacious and the study nook off the entranceway provides a quiet homework area. Your borderless living domain is instantly welcoming and anchored by a well-equipped kitchen with a walk-in pantry, generous preparation space and a stylish splashback. The lounge is ideal for media and formal entertaining. A laundry and double garage round off your floor plan.



Wei Sen Chow

07 838 3800

027 455 4477

weisen.chow@lugtons.co.nz

https://www.weisenchow.co.nz/



Richard Hartles

**Q** 07 838 3800

027 3693 001

richard.hartles@lugtons.co.nz

https://www.weisenchow.co.nz/

Land area Rates 702 m<sup>2</sup> \$4,082.85

