



Sold



## 39 Helen June Avenue, Flagstaff

Location matters when it comes to real estate, and this executive four bedroom family home has it all. Set in a prestigious new neighbourhood, the property is in zone for all levels of Rototuna schools and a short distance from Te Ao Marama Primary and Borman village shops. Helen June Avenue is renowned for its quality housing and this up-to-the-minute, easy-care brick, linea and tile home fits right in. Built in 2016, it has timeless appeal, and all the desired appointments and comforts to make family life extremely enjoyable. In its heart is a multi-functional open plan domain overseen by a large, entertainer's kitchen with an island bench that serves as a central gathering point. Gas cooking and hot water, plus a wet scullery ensure excellent functionality. All the messy cooking and cleaning activities can be concealed in the scullery. A natural extension of the family zone, the portico is an inviting transitional space between inside and outside. An online gas barbecue connection makes cookouts and entertaining effortless. A zoned, in-built multi speaker system connects to both living areas, enhancing the living experience and is a real asset when entertaining. The master bedroom is the full package, with its ensuite, as well as the main bathroom, featuring generous tiled walk-in showers and the luxury of underfloor heating. There is ample storage, including an attic in the fully lined and insulated double garage. LED lights are fitted throughout, and the home is alarmed and wired for high-speed internet. The section is immaculately landscaped, has a fenced backyard and forecourt parking. Give Terry and the team a call for an appointment or visit [www.terryryan.co.nz](http://www.terryryan.co.nz) for more information.

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Land area	640 m <sup>2</sup>
Floor size	244 m <sup>2</sup>
Rates	\$5,162.00



Terry Ryan

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