



Sold



## 8 Magellan Rise, Flagstaff

This easy-care brick home ticks all the right boxes for a family looking to move into Flagstaff and enjoy a north Hamilton lifestyle. A free flowing, open plan living environment forms the heart of this comfortable home. Designed for social interaction, effortless entertaining and fluid indoor-outdoor living, the bright airy central pavilion encourages relaxation and family togetherness. It steps onto a portico setting overlooking the fenced backyard. Four bedrooms provide quiet retreats away from the active zone. The master bedroom has the full complement of ensuite and walk-in wardrobe, and the double internal access garage houses the laundry. Gas hot water and gas cooking, a heat pump and gas heater, plus a Smart Vent system give an edge to everyday living. There is ample room for kids to run about and scope for landscaping artistry, if desired. The neighbourhood is family-friendly and children's education is future-proofed through zoning for sought after schools. Flagstaff is developing fast and hugely for residents, a new Countdown Supermarket is coming and more other facilities are on the way. Walking along the upgraded Discovery Drive, watching melting sunset over the man-made lake or a relax jogging along the tree-lined trail are no longer merely a dream . . .

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Land area	728 m <sup>2</sup>
Floor size	185 m <sup>2</sup>
Rates	\$3,338.00



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