

Your home is worth more with Lugton's

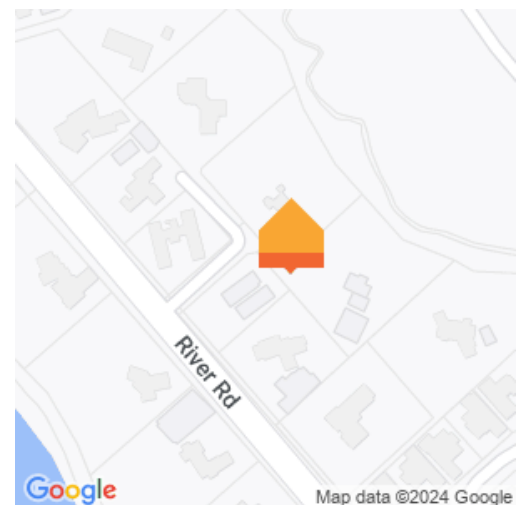


1904 River Road, Flagstaff

- House under contract
- Section available soon (1717m2)

Land area	2768 m ²
Floor size	334 m ²
Rateable value	2130000
Rates	\$6,090.00

Absolute blue chip real estate, this stunning, secluded 2768sqm oasis is tucked down a long driveway in a prestigious neighbourhood. A family can live their best life here in peaceful park-like surroundings, relishing the space and versatility of their large four-bedroom home, the beautiful environment, and the perks of indoor-outdoor living, a swimming pool, and a sunny, north-facing aspect. This luxurious family sanctuary delivers fluid living spaces, sublime entertainment areas and iconic gully outlooks. The first-floor master suite, with a balcony overlooking the gully, is a heavenly retreat complemented by a bathroom, a walk-in robe and extra storage room. Two family bedrooms at ground level share a bathroom, and the remaining double bedroom has an ensuite and direct access to the saltwater pool. There is a guest powder room and a fifth toilet off the large double garage featuring two workbenches. A servery from the well-equipped kitchen to the dining area makes entertaining effortless. The vaulted open plan domain has several exit points to the great outdoors, and the media room/second lounge also opens to a sun-kissed courtyard. A big, north-facing portico and glass roof patios encourage relaxed outdoor living and entertaining. An office, laundry and mud room complete the generous layout. Storage is abundant throughout including gas heating, a heat pump, gas infinity hot water. Kids will love exploring the gully pathways and playing ball games on the huge, well-lit courtyard. Veggie beds are established, and three sheds provide ample storage. Option 2: The house and adjoining section on 4486m2 are captivating, and the opportunity to complete the subdivision (223 Certificate provided by the vendors), adds a lucrative dimension to this slice of coveted real estate.



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