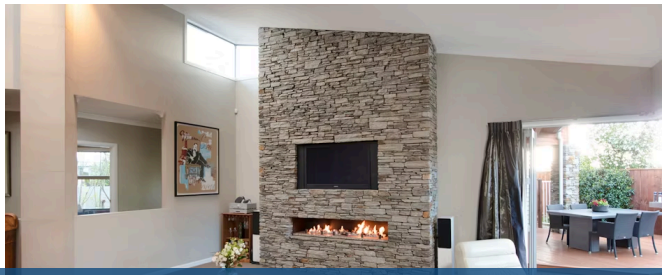
Lugtons

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1826A River Road, Flagstaff

OPEN HOMES FOR WEEKEND 27 AND 28 NOVEMBER CANCELLED

4 1 3 1

Architectural influence meets superb living in this contemporary family home in Flagstaff's exclusive River Layne estate. Modern and fresh, this impressive home is versatile in layout and beautifully finished. Barbecues and poolside parties will feature prominently on your summer calendar. Designed with entertaining in mind and highly suited to functional family living, the home is awash in gorgeous details and modern conveniences. There is a true wow factor upon arrival, as you enter the lavishly large high-stud living areas and sunken lounge, connecting through to the stunning outdoor precinct and swimming pool via bi-fold doors. The living and dining area is the central hub of the home. The kitchen is a foodie's haven complete with granite benches and draws everyone in for food preparation and family connection. The heat pump, underfloor heating and beautiful gas fire provide ample warmth with double glazing throughout. Bedrooms are divided into two wings, parents have a deluxe sanctuary with ensuite, walk in robe and views of the pool area. This wing also features the guest bedroom with ensuite, private patio and double wardrobe. The second wing contains the remaining two bedrooms and a glamorous main bathroom making a stylish splash with schist features and a double rain head shower, creating the feel of a luxurious hotel. From the glass wall executive office or media room off the entrance and the magnesium-rich mineral pool with its extra silky water, to the streamlined laundry and double internal access garage, this well-considered 293sqm home knows that it is something special. The grounds are immaculate and landscaped for easy care. There are inviting niches for sunny relaxation and oodles of space to share with family and friends.

Land area	733 m²
Floor size	293 m²
Rateable value	$1,020,000
Rates	$5,274.00

