

## Your home is worth more with Lugton's







## O 21A Forest Lake Road, Forest Lake

Everything you desire in a modern easy-care home is wrapped up finely in this Forest Lake package. The low maintenance brick residence places an emphasis on comfort and leisure rather than constant work and upkeep. Its central location allows you to walk to local cafes and shops, and commute with ease into the CBD or to The Base. You can relax in an environment that is fully insulated, double glazed and ushers you seamlessly outdoors to a sunny setting ideal for entertaining and restful moments. Poles are in position for a sun shade. Windows are tinted and fitted with sun filter blinds. The master suite and dining area provide immediate access to the alfresco. The well-balanced interior, favouring a contemporary dress code, has a nook linking to both the main hallway and garage. Bathrooms are stylish modern spaces while creature comforts include a heat pump, gas heater and gas infinity hot water. Loft storage in the double internal access garage is accessible via pull-down stairs. There is ample off-street parking and a great sense of privacy due to the 631m2 section being set back from the road. It is fully fenced for peace of mind living, landscaped and verdant. For further information or to view please call Melissa Wilton on 021 157 3459.

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Land area631 m²Floor size149 m²Rateable value\$610,000Rates\$3,038.00

