



Sold



📍 57 Cumberland Drive, Flagstaff

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A stylish union of relaxed interiors with superb indoor/outdoor flow, this well-presented 2014 single-level home, rides the perfect line between effortless daily living and versatile entertaining. Built by one of the prestigious builders in the Waikato, Homes For Living Ltd, this 195 squares of intelligently formatted floor plan separates sleeping and social zone and a well-appointed, user-friendly kitchen with an electric hob, wall oven, dishwasher and abundant cabinetry on top the spacious pantry progresses fluidly through family living/dining and out to a spacious grassy outdoor area maximising sunshine and privacy. A separate main lounge extend your functional living space with options for adults or the young ones to socialise independently. Four good sized bedrooms (master with ensuite & walk-in robe) with close proximity to main bathroom welcomes larger family configurations without concession to comfort and convenience. A heat-pump/air-con in the family living area maintain perfect through-season temperatures culminating in a home notable for warm welcomes and restful quiet. Easy drive on access directly off the road to internal double garaging couldn't be simpler and there's even ample off-street-parking. The 707 sqm corner freehold section perfectly bridges easy manageability and sufficient space for kids, pets and gardens with the added peace of mind of full fencing. Zoned for well sought decile 10 schools and close proximity to the new Countdown. As high on style as it is low on maintenance, this beautiful home unifies space and quality with a prime North Hamilton location. Call Jack on 0800TMJACK (865 225) for an exclusive viewing.

Land area	707 m <sup>2</sup>
Rateable value	\$760,000
Rates	\$3,698.93



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