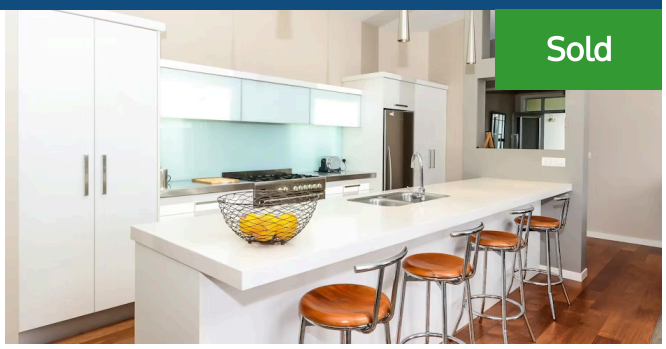
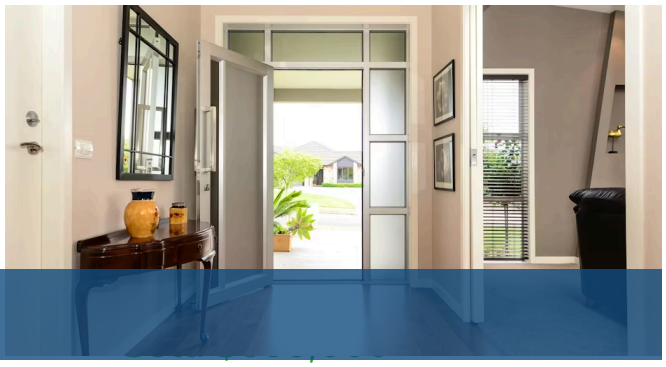


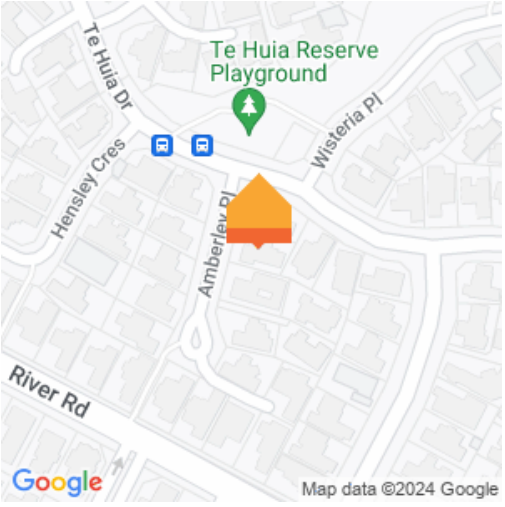


3 Amberley Place, Flagstaff

4 2 2

Positioned within the highly desirable suburb of Flagstaff this brick and linear monopitch home should feature high on your viewing list. The welcoming entranceway with feature walls is your first glimpse of this superb property. Comfort and easy care being a priority, number 3 Amberley Place is a home which caters for the entire family. Socializing will be relaxing with the seamless indoor/ outdoor flow from the open plan kitchen/dining area through the bifold doors to the private court yard. The perfect hub to your home. With the Westinghouse 900 freestanding oven, twin dish drawers and plenty of cupboards and drawers entertaining will be a breeze. If you are after a place to unwind there is a separate formal lounge with gas living flame. The perfect room to relax in. The master bedroom has bifold doors allowing in plenty of natural light. There is an ensuite with twin basin vanity and a WIR. The heat pump/ air con will make sure you always have the temperature at comfort level. The remaining 3 bedrooms are all of good size and are serviced by the family bathroom with spa bath and a separate WC with hand basin. Internal access to the generous double garage which houses the laundry in a recessed nook complete this fantastic residence. Set amongst homes of similar quality in a street where your neighbours are as house proud as you, you can't go wrong. Call Heather today for your viewing appointment 027 239 2751 or Nicky Miles on 021 924 430.

Land area	650 m²
Floor size	220 m²
Rateable value	$890,000
Rates	$3,796.46



Heather Whyte

07 855 0550

027 239 2751

heather.whyte@lugtons.co.nz