

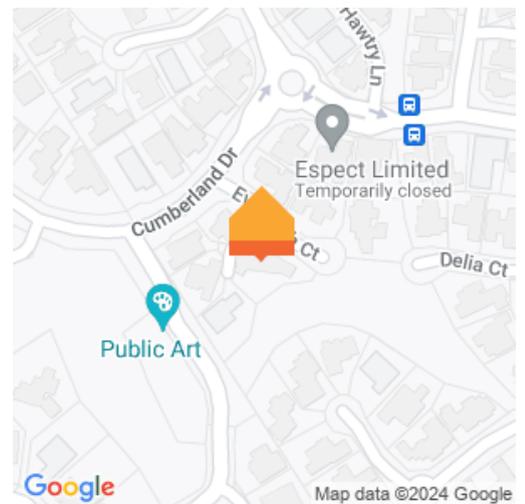


**10 Everleigh Court, Flagstaff**

Nestled in a quiet cul-de-sac, this immaculately presented, unique, plaster-over-brick home is designed to complement the beautiful gully setting and provide you with the opportunity to live the dream. The thoughtful design and clever layout features 4 double bedrooms including the master with its own generous walk-in-robe and ensuite complimented by the stunning gully outlook. The separation from the main bedroom wing of one of the bedrooms is a master stroke in that it enjoys its own ensuite and connection with the covered outdoor patio. This room is perfect as a guest room or used as a third living area. All bedrooms have over sized customised wardrobes. The entertainer's kitchen will delight the chef of the home with the engineered stone benchtops, oversized island bench with double under mount basins, soft close drawers and quality Bosch appliances. An additional preparation bench with extra cabinetry and large butler's pantry provides ample storage. You will love the huge kitchen/dining/family area that connects seamlessly with the two outdoor living areas and the separate lounge/media room is the perfect retreat to relax. The family bathroom and two ensuites include fully tiled showers, there is a large office nook, a separate laundry, oversized double garage, 2. 7m stud throughout the home, and a fully ducted Panasonic heatpump to keep you cool in the summer and warm in the winter. The clever design features continue outside where you can follow the sun with the two undercover alfresco entertaining areas. The huge two-tiered kwila deck blends spectacularly into the gully and the elevated aspect lends itself to a stunning outlook to Mount Pirongia and the breathtaking sunsets. The section has been tastefully landscaped and flourishes aesthetically, there is even room for the pool or spa pool.



<b>Land area</b>	1112 m <sup>2</sup>
<b>Floor size</b>	285 m <sup>2</sup>
<b>Rateable value</b>	\$1,625,000
<b>Rates</b>	\$5,920.00



**Grant Paterson - Branch Manager**

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