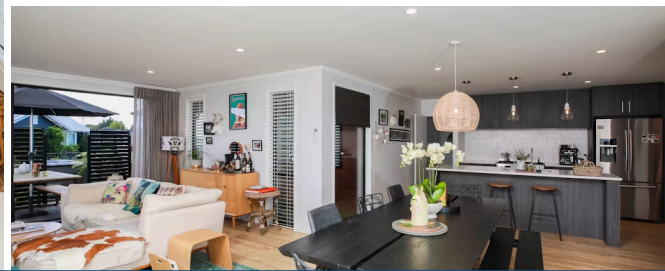




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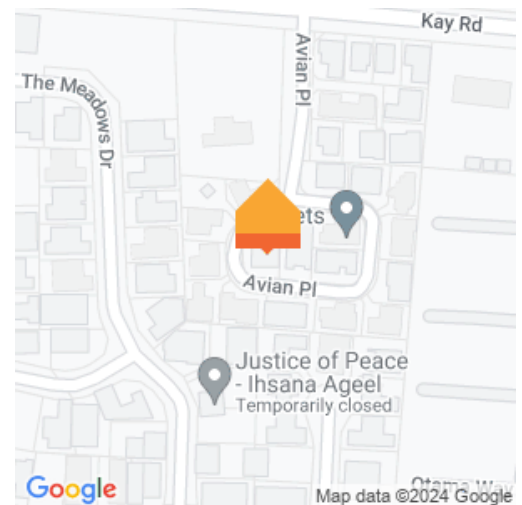
8 Avian Place, Flagstaff

4 bedrooms 2 cars 2 bathrooms

Welcome to 8 Avian Place (off Kay Road). . . in the circle, around the circle and circling the sun. The homes are RPS and Urban homes in this desirable neighbourhood. This must be the most sunniest , fun spot in Hamilton. Completed in 2020 by RPS Homes - with Master Builders Guarantee (used as their show home), this black stacker-brick/Cedar home is so gorgeous and a home like no other. With 4 bedrooms, 2 lounges, 2 bathrooms, double garage, set on a secure 530m2 flat section, it surely ticks all of your boxes. COPY AND PASTE THIS LINK TO UPLOAD PROPERTY FILES: https://drive.google.com/drive/folders/1PYvs_hqARFNy4TQLvJK4wqnyQzqTvPeM?usp=sharing

Land area 530 m²
Floor size 203 m²
Rates \$4,240.00

If you love enjoying all day sun, and then a spa at night. . . . You'll love life here. It's a warm home that has such a nice feel. With 2 heat pumps - you'll need them in the Summer. The owners have loved the neighbourly feel - its friendly, and have felt so safe. You can close off the second lounge so there's a "his and her's" TV room, or a great space to let the children play. The two fully tiled showers enjoy endless high pressure gas hot water, and the kitchen (with butlers pantry) is a dream. Being on a circular street - its very unique, and there's plenty of parking on and off the street. You can stroll down Kay Road and its just like being in the country. Zoned for Te O Marama, Rototuna Junior/senior schools - you'll have the children well covered. There's shops and major supermarkets just down the road too. It's a quick trip out onto River Road and on up to Auckland. A very nice home. . . so make sure you don't miss out. Circle the date of auction - 5th May 2021.



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