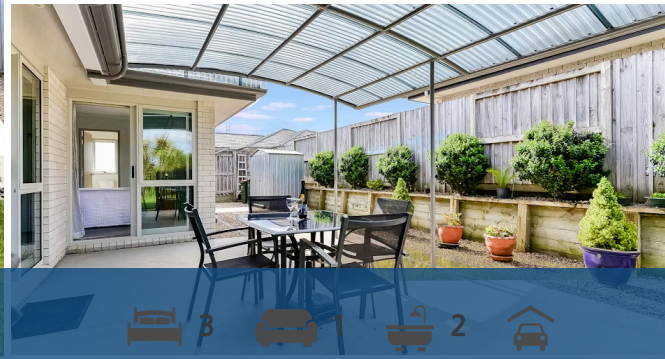




Sold



8 Trauzer Place, Flagstaff

Located on a quiet cul de sac in the family friendly neighbourhood of Flagstaff, this impeccably presented home is waiting for you. Designed with modern family living in mind, the open plan kitchen, dining and living room is perfectly positioned to be the social hub of the home. The Fisher and Paykel appliances and engineered stone benchtop are just some of features in the stylish kitchen. A heat pump provides the perfect temperature for your comfort all year around. The family friend design continues in the rest of the house, offering spacious 2 car garaging with tiled laundry nook, three double bedrooms, a modern bathroom, separate toilet, and a large storage closet. The main bedroom includes a walk-in wardrobe, ensuite and access to the covered patio area. Leading off the living room the covered patio is the perfect spot for summer BBQ's and family gatherings. The fully fenced, low maintenance section has been lovingly maintained by the current owners. Have your morning coffee on the second patio off the dining area and admire the greenery and bird life over the fence in the local reserve. Zoned for sought after primary, middle and high schools, and close to pre-schools, Borman village, the Waikato Expressway and Te Awa O Katapakai Esplanade Walkway. If you have been dreaming of living in this modern, family friendly neighbourhood, give us a call today. For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co.nz/property/729440003>

Land area	470 m ²
Floor size	164 m ²
Rateable value	1025000
Rates	\$3,853.00



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