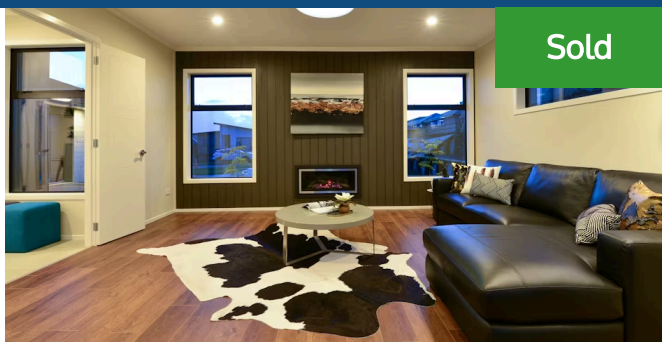
Lugtons

Your home is worth more with Lugton's







55 Sylvester Crescent, Flagstaff

5 2 2

This brand new executive residence has style and luxury in its DNA. Conceived and built by AGR Construction, the home leaves nothing to chance. Thoughtful design and attention to detail capture the very essence of family living. A mix of contrasting claddings, including BGC Innova Stratum, a vibrant and modern alternative to weatherboard cladding, creates an eye-catching first impression. The Stratum theme carries indoors where things really get interesting. Immediately accessible off the double-height tiled foyer are the fifth bedroom and formal lounge with a Stratum feature wall. Kitchen, dining and family living provide a wonderful example of how best to mingle key areas into a smart social environment. The German-made kitchen has all the distinguishing marks of a designer kitchen including clean lines, exquisite materials and clearly structured architecture. This flawless storage-packed, well-lit environment, enhanced by a quality walk-in pantry and Bosch appliances, merges into a seamless aesthetic with the open plan family pavilion. Both living areas spill onto alfresco entertainment areas and outdoor relaxation. Bathrooms are stylish, trend-setting spaces full of visual appeal and functionality. Durable easy-care polymarble basins and three-function showers feature the latest plumbing technologies and, together with other select appointments, turn the main bathroom and ensuite into everyday sanctuaries. All five bedrooms are inviting retreats. The carpeted triple-car garage opens directly to the pantry to make unloading groceries extremely convenient. High-end fixtures and fittings add class and the lighting plan is superb. LEDs feature throughout. Creature comforts include tiled underfloor heating, a gas fire and heat pumps, plus natural warmth from an ever-present sun. Cooking and hot water are on gas. Designed with family and luxurious daily living in mind, the home spreads its wings over a 265sqm contemporary floor area. It sits on 720sqm landscaped site in a new and coveted Flagstaff neighbourhood.

Land area	716 m²
Floor size	265 m²
Rateable value	$890,000
Rates	$4,124.78

