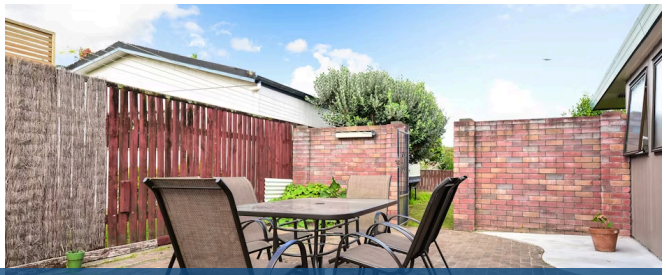
Lugtons

Your home is worth more with Lugton's







28 Halyard Close, Flagstaff

4 1 2

In a great cul-de-sac neighbourhood, your brick residences comes with the benefit of a near new, completely independent one bedroom flat, perfect for extended family or income to offset your mortgage. It also excels for utmost convenience of location. Endeavour School, kindergarten, Flagstaff shops, and medical are all an easy stroll, and commuter routes are super handy for quick trips to The Base and beyond. The main home offers spacious living and dining options, indoor-outdoor flow, three bedrooms, excellent security features, HRV (with extractor), and a heat pump, with scope to add further value. Living areas have a warm sunny orientation, and newly installed sun filter blinds. Sliding windows over the kitchen bench prove their worth when entertaining or enjoying outdoor meals with friends and family. Special double glazing in one of the children's bedrooms reflects radiant heat, reduces heat loss and provides year-round comfort. The modern double glazed flat, which blends unobtrusively with your three bedroom brick home, features open plan living, LED lights, two car parks and sheltered portico entrance. Your large garden shed/workshop has a hard floor and power, ideal for projects. The flat section can accommodate a trampoline and play equipment. Lying at the end of the Halyard cul-de-sac, you're footsteps from local amenities, including Flagstaff's destination playground. Public transport, including the Orbiter, operate in the area, and major retail is a five minute drive. The Halyard community is friendly and a social hive for the neighbourhood kids. LIM report available.

Land area	625 m²
Rateable value	$520,000
Rates	$2,908.86





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