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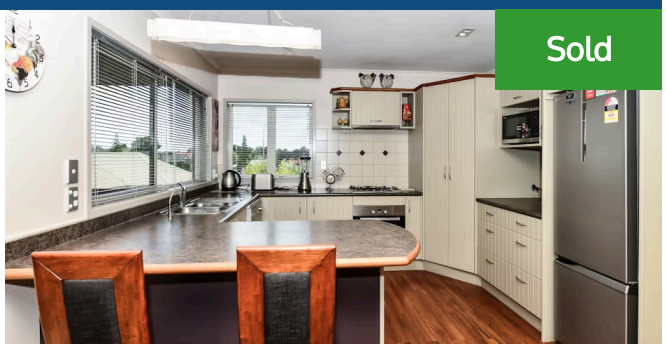

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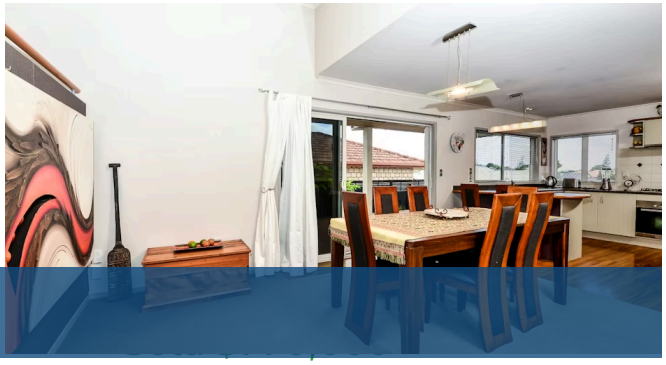

31 Discovery Drive, Flagstaff

Immaculate in presentation, inviting outdoor areas and a generous floorplan seamlessly combine to create a desirable haven in a family friendly setting. Split level in design, this well-proportioned residence is bound by an abundance of conveniences and zoned for sought after Rototuna Schooling. Multiple living zones offer extra room for the family including the lounge flowing seamlessly through double doors to the private and fully fenced backyard, ideal for the kids and family pets. Open plan kitchen and dining area is basked in natural light opening to the covered entertaining deck and BBQ area. The 2nd living area is currently used as an office, this versatile space could be utlised as a 5th bedroom or media room. Master bedroom features an ensuite, walk-in wardrobe and doors opening to the backyard. Three additional bedrooms are great in size and all offer double wardrobes. Additional features to this home include the large family bathroom, internal laundry with great storage space, double garage, ample off-street parking and a 906sqm section. Offering great lifestyle convenience close to Flagstaff shopping amenities, great schools, playgrounds and the Waikato River walkways and only a short drive to The Base or CBD.

4 2 2

Land area	906 m²
Rateable value	$830,000
Rates	$4,044.36

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