



Sold



📍 48 Woodburn Avenue, Flagstaff

2 Bedrooms 1 Bathroom 2 Bathrooms

Please copy and paste this link into your webbrowser to download and view the files available for this property <https://www.propertyfiles.co.nz/property/woodburn48>

<b>Floor size</b>	138 m <sup>2</sup>
<b>Rateable value</b>	830,000
<b>Rates</b>	\$3,597.00

Your opportunity to reside in this idyllic location nestled in the eastern banks of the Waikato River. Alandale is a peaceful retirement village for over 65's and Residents at Alandale are able to enjoy the independence of owning their own unit title, while a well-run body-corporate with a weekly service fee includes garden maintenance, lawns, unit insurance, emergency call system and maintenance of the common areas in the village. This brick and tile villa offers a very generous 140sqm floor plan. It has two double bedrooms, an office, spacious open-plan living and dining area which opens out to a private outdoor courtyard positioned to enjoy the sun and peaceful surroundings. A single internal access garage is a bonus, plus HRV and gas central heating to keep you warm and cosy during the winter months. Easy access to river walks, Flagstaff shops, and the local bus services. If you are ready to be part of Alandales vibrant and active community contact us today to arrange a private viewing.

