



4 The Link, Flagstaff

'Residential' - combines with an element of 'presidential' in this exquisitely crafted 225sqm approx single-level showcasing the commitment to quality and lifestyle flexibility synonymous with a dwelling by reputable Homes for Living Ltd. Twin schist colonnades flanking an impressive entrance atrium move fluidly into primary lounging and dining areas where soft lighting creates a mellow ambience accentuated by neutral tones, coverings and window treatments. Ideal for casual and formal hosting embraced by a contemporary gourmet kitchen complete with stone surfaces and step-in pantry for optimised chef convenience. A formal lounge offers separation for the more intimate engagements in the social diary and a north-facing patio harnesses sun late into the day for extended summer living. Centralised heating system (climate control) makes sure the house is warm and cozy in the cold months. The opulence so evident in social zones also pervades sleeping areas composed of five double bedrooms, two fully tiled bathrooms featuring double vanities, wet-floor showers and slipper-style tubs. The parents get one of these exemplary wet-rooms to themselves in the master suite along with private outdoor access. The fifth bedroom incorporates the convenience of an additional ensuite affording older teens or live-in grandparents a measure of independence. Executed in large profile blonde brick set off by stone and Linea accents, the home casts a stunning street-side visage on a freehold 704sqm section complete with internal access double garage and boat/guest parking. Walking distance to Endeavour School, biking distance to Rototuna Senior High with public transport and arterial routes to the CBD and The Base nearby. Design trendy and extended-family friendly in a location where larger properties of such calibre and quality seldom present to market. Call Jack for a priority viewing or put it to the top of the open-home schedule.



Rateable value	\$830,000
Rates	\$3,911.32



Kirn Parmar

☎ 07 855 0550

📱 027 854 7722

✉ kirn.parmar@lugtons.co.nz