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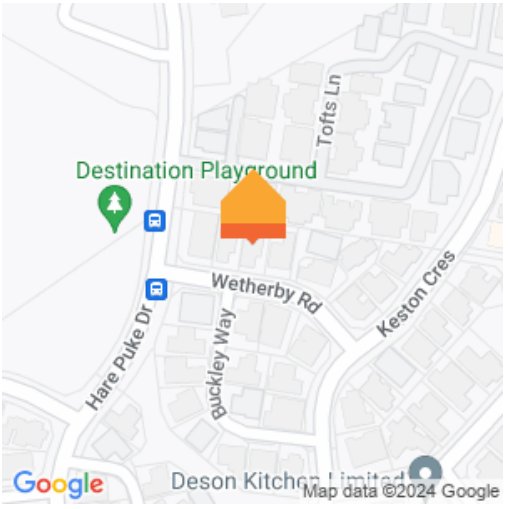


12 Wetherby Road, Flagstaff

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In the heart of Flagstaff's fast-growing Sylvester community, this modern brick home is built with family living in mind. The functional design features a bright open living zone at the rear and four double bedrooms easing off a central hall. The sleek stone-look kitchen has soft close cabinetry, very workable bench space and storage, and is positioned with vantage points over the enclosed backyard, making it easy to keep an eye on children at play. Both the living area and master bedroom connect with the outdoors. A heat pump features in the family activity zone and the master has an ensuite and walk-in robe. Family bedrooms all have double wardrobes and there are several hall storage cupboards. Garaging is double internal. This practical family home is double glazed, has keyless entry and delivers sunny relaxed living, indoors and out. The property is securely fenced and ideal for young children and family pets. Hare Puke destination playground and the future new primary school are footsteps away. And with Hamilton north's emerging $18m community hub also in strolling distance, this easy-care property delivers superbly on lifestyle convenience, education, and transport efficiency. Call Chip or Rose direct today for your personal viewing on 0274 752349 or 027 2772 636.

Land area	466 m²
Rateable value	$520,000
Rates	$3,140.98





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