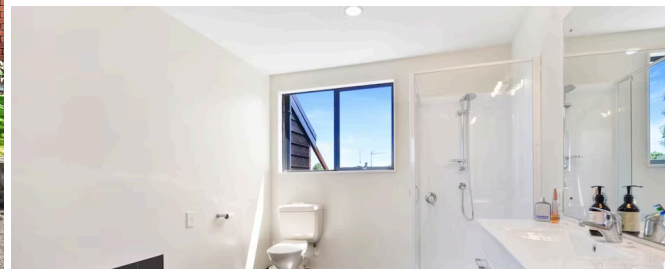




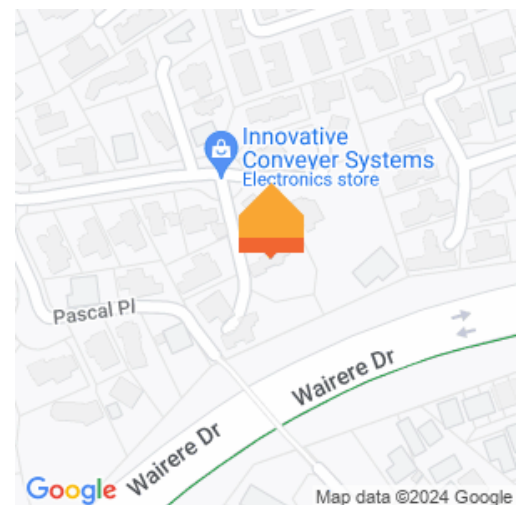
Sold



38 Woodland Drive, Flagstaff

More than just a big home nestled on a large site, this Flagstaff property will pique the interest of both families and developers. Its prime location and approximate 1435sqm net land area that may allow for the development of a double duplex are a recipe for success. There's no going past the cul-de-sac address that places homeowners close to Flagstaff shopping centre, sports park, kindergarten, Endeavour School and main arterial networks. The home has a wonderful back to nature feel. It is warm and sunny, draws on natural materials, and frames lush, leafy outlooks. Swathes of glazing optimize the views, trap the sun, and brighten the interior. Living room and large, private deck mingle harmoniously, have a laid back ambience and make entertaining effortlessly easy. Kitchen and second living area are socially fluid and embrace the green outlook. Two double, downstairs bedrooms, a bathroom and separate toilet are ideally configured for children. A separate laundry, utility room and double garage round off the ground level. Parents can enjoy some peace and privacy upstairs thanks to a spacious, relaxing master bedroom that opens to a scenic balcony. A full bathroom and a study also feature on this level. There is ample off-street parking, outdoor niches for alfresco pastimes and plenty of lawn area for yard games. The relationship between architecture and landscape make this property extremely appealing. House and location will instantly resonate with families and developers will be quick to see potential in this sought after area.

Land area	1435 m ²
Floor size	240 m ²
Rateable value	\$1,250,000
Rates	\$4,536.00



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