Lugtons

Your home is worth more with Lugton's








# 12 Limber Hill, Flagstaff

4 1 3

Enjoying an elevated cul-de-sac setting in a quality housing area, your modern four bedroom home is part of Flagstaff's new urban landscape. It brings together all the latest building elements and trends to set your family up for a relaxed, comfortable lifestyle now and into the future. Open plan living is positioned for peace, privacy and easy outdoor dining and entertaining. The deck merges with the flat, child-friendly backyard that is well screened from neighbours. Your central kitchen is a social area designed to keep you in touch with family and friends as you work. Stone counters combine with sleek handle-less cabinetry to give a crisp streamlined look. A second lounge and two double bedrooms with ensuites add substance and versatility to your smart double glazed honed brick and Linea dwelling. Cavity sliders to the lounge can be thrown open for entertaining or closed for peace and quiet. Bedrooms are configured to provide privacy for both family/parents and guests. Your master retreat has a dual vanity ensuite, tiled walk-in shower, and walk-in wardrobe. The shower in your tiled family bathroom is yet to be used.

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| **Land area** | 790 m² |
| **Rateable value** | $690,000 |
| **Rates** | $3,575.92 |







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