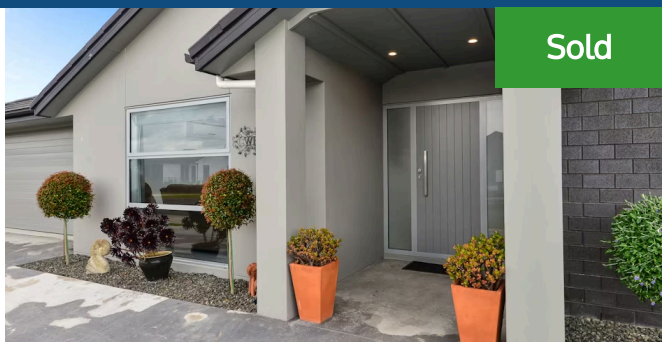
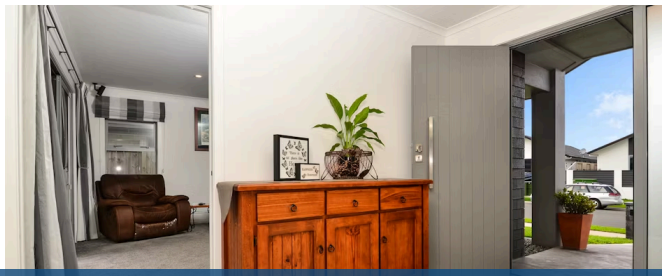
Lugtons

Your home is worth more with Lugton's





Sold

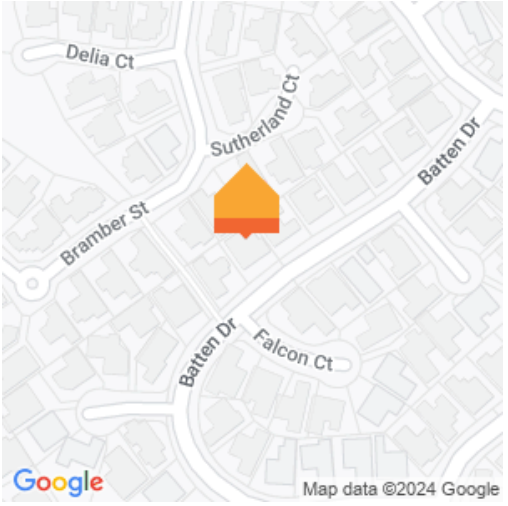


31 Batten Drive, Flagstaff

5 2 2

This stylish 5 bedroom home was designed for a simple low maintenance lifestyle while offering great entertaining spaces for your friends and family. The large open plan kitchen/Dining/Living area offers the perfect social hub of the home with all the Modern conveniences you'd expect of an entertainers Dream, including great bench space, sizeable breakfast bar, Top of the line appliances including a Belling gas stove for the chef of the family, large scullery and a serving window direct to the outdoor entertaining area. Ranchsliders offer easy access and a seamless flow off all the living area's to the outdoor entertaining, which includes a large wooden gazebo, perfect for the spa pool or covered entertaining. The rest of the property offers all the features you'd expect for a property of this calibre, including a separate Media Room (Wired for Surround sound), 5 x double bedrooms, Main Bathroom with separate Shower and bath and Master with Walk in wardrobe and large private ensuite. Extensive tiling throughout makes this a very easy home to maintain, allowing you more time to enjoy the lifestyle. Perfectly positioned in a quiet street and In-zone for all the New Schools including Rototuna Junior & Senior High schools as well as the Brand New Te Ao Marama School. Our vendors are committed to moving on, so priced for a quick sale and are happy to settle prior to Christmas meaning you'll be all set for the New Year in your new home. Enquire today for more information or to arrange your personal tour.

Land area	638 m²
Floor size	233 m²
Rateable value	$930,000
Rates	$4,212.00





Andy Pryde - Branch Manager

07 855 0550

027 540 2211

andy.pryde@lugtons.co.nz