



## 4 Helen June Avenue, Flagstaff

Architecture and landscape extol the virtues of indoor-outdoor living at this stylish home built by Burns Construction, a company whose hallmarks are quality and originality. The generous 261sqm footprint not only takes into account everyday function, it appeals to a family's wellbeing and sense of aesthetics. The thoughtfully orchestrated layout impresses from the outset with the front door opening to a gallery entrance hall and internal courtyard, designed to bring space and light into the middle of the home. The courtyard effectively divides the interior into separate zones. Two living areas flank one side and a generous suite of bedrooms flanks the other. Two double bedrooms gaze over the courtyard and the whole floor area is neatly coordinated through flowing, well-placed hallways. An entertainers' dream, the home allows hosts to cook and socialise in an open-plan domain that extends onto an all-weather portico as well as the internal courtyard. There is a separate lounge for more formal entertaining and family relaxation. Four bedrooms, including a superbly appointed master, provide ample accommodation. Bathrooms boast tiled walk-in showers. Storage is abundant throughout, including the kitchen which has a dry scullery. A double garage and laundry room round off the floor plan. Full brick construction, double glazing, heat pumps and gas services promote easy functionality and peace of mind living. The home sits comfortably on a landscaped 693sqm section in a sought-after Flagstaff neighbourhood close to Te Ao Marama School, Hare Puke Destination Playground and Borman Village.

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Land area

693 m<sup>2</sup>

Rates

\$5,141.10

