



Sold



## 7 Gallery Grove, Flagstaff

3 bedrooms 1 car 1 bathroom

Get your groove on in the Grove. This immaculate property paints a beautiful picture of relaxed indoor-outdoor living. Ideal for all generations, its positioning adjacent to Endeavour Primary and zoning for Rototuna High schools ensures great family appeal, while the warm, easy nature of the home and its 542sqm grounds speak to downsizers and professionals. Its groomed appearance, clipped hedges and topiary features deliver instant eye candy. Fresh exterior and interior paintwork, and new drapes, create a cool contemporary look. Step indoors and be immersed in the friendly open-plan environment made ambient via a heat pump and gas heater. The seamless indoor-outdoor design promotes effortless entertaining and quiet relaxation in the private, fenced courtyard with a Tuscan air and sunny north-facing aspect. The master bedroom has direct access to the bathroom and the carpeted garage is internally accessed. There is additional parking on-site. The home is alarmed and benefits from HRV, gas cooking and gas hot water. Superbly placed for education and recreation, the property is footsteps from Discovery Park, walking distance to Flagstaff shops, sports amenities and the footbridge to Braithwaite Park, and very accessible to commuter routes. Builders Inspection report available

**Land area** 542 m<sup>2</sup>  
**Floor size** 138 m<sup>2</sup>  
**Rates** \$3,531.00



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