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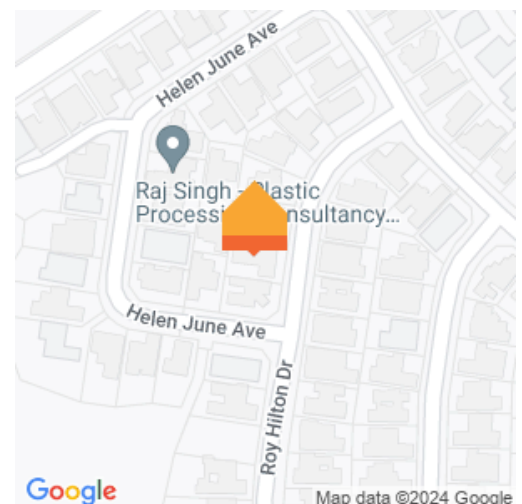


77 Roy Hilton Drive, Flagstaff

A stunning statement in design-led living where form flows from function with the level of quality synonymous with a dwelling crafted by Burns Construction in an elite northern suburbs enclave. Stone tops, scullery and spacious island with pull-down directional faucet makes cooking a breeze while openly configured kitchen, dining and lounge branching to a wrap-around patio from three elevations provides unmarred connections between inside/outside entertaining zones. Planned and generously spanned for extended family or resident in-laws with three bathrooms composed of bedroom/bathroom on the lower-level affording semi-independence plus an additional three family bedrooms/bathroom and master with walk-in wardrobe and ensuite on the top-level. Looking chic and edgy with unimpeachable build integrity in Cedar over block with full double glazing and ducted heating set on a 659sqm section with internal access garage in zone for Rototuna Junior/Senior High with a diverse array of amenities located within a short drive. The preeminent dwelling set among some of Flagstaff's finest residences in one of Hamilton's most prestigious new suburbs. Call 021 229 9779 or 0800TMJACK (865225) for viewing arrangements. For an information pack, copy and paste the below link on your web browser: <https://propertyfiles.co.nz/property/667530003>

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Land area	659 m ²
Floor size	285 m ²
Rateable value	\$1,190,000
Rates	\$6,033.00



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