



📍 552 Borman Road, Flagstaff

4 beds 2 cars 2 baths

The style factor is in overdrive at this contemporary family home in sought after Flagstaff. Bold clean lines, expansive windows and undeniable sleekness are prominent characteristics. A palette of modern construction materials comprising Longrun steel cladding, masonry block and timber creates a chic facade. Indoors, the crisp neutral decor reflects simplicity and brings a stylish aesthetic to every room. The home's industrial internal landscape is promoted through negative detailing, polished charcoal concrete floors, an open riser staircase and a lofty ceiling that reaches to the sky. The open-concept layout emits a warm glow at night while abundant double glazing attracts sun throughout the day. An on-trend kitchen, supported by a hard-working scullery, is seamlessly absorbed into this light-filled pavilion. A separate lounge extends the living options. The children's sleep zone rests peacefully in a downstairs wing. Parents are in heaven upstairs in their dedicated master suite. Carefully considered alfresco entertainment and deck placement blurs the line between indoor and outdoor living. Bathrooms and laundry are slick spaces, and the e-zone is brilliantly positioned. A double internal access garage rounds off the floor area. The home has an edgy vibe and a high level of creature comforts, including ducted air-con, heat pumps, an Escea fireplace and gas infinity hot water. A huge emphasis is placed on low maintenance living and lifestyle convenience. Borman Village is walking distance. The area is zoned for Te Ao Marama School, as well as Rototuna Junior and Senior High School.

Land area 641 m²
Rates \$2,488.32



Heather Whyte

📞 07 855 0550

📱 027 239 2751

✉️ heather.whyte@lugtons.co.nz