



📍 37 Tuirangi Street, Flagstaff

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Constructed in brick for peace of mind, with a plaster finish, and privately hidden down a driveway, this home presents so beautifully that you'll feel warm, sunny and light you step inside. There are two living areas, both of which have access to the north facing deck and established garden. The more formal lounge with high ceiling is warmed and cooled by a heat pump, and the family room is combined with dining and the kitchen, updated in 2015, with all electric appliances and LED lighting throughout. Three bedrooms await you down the hall, two are complemented by the family bathroom and the master has an ensuite, walk in wardrobe and access to a small private courtyard, which would be perfect for a private spa. The deck and gardens are well established and cared for, providing perfectly positioned private outdoor living and the double garage with laundry and small workspace complete the picture. The area is also desirable, with Endeavour Primary and Rototuna High School Zones, access to reserves and pathways for walking and riding bikes, Discovery Park at the end of the Road for sport and the Flagstaff shops nearby. There is a LIM report available, to make your decision easier, so for a private viewing, call Dave now, or we'll see you at an open home.

Land area	752 m ²
Rateable value	\$640,000
Rates	\$3,238.23

