

Your home is worth more with Lugton's







Q 47 Meadowfield Street, Flagstaff

If ever a home was built for your family, this is it. Elegant and highly detailed, it is full of contemporary considerations, including open-plan and formal areas, and indoor-outdoor living, and can cater for the crowds. Entertainers have it made. The interior interacts with a generous wrap-around deck from numerous access points, and your designer kitchen, with a walk-in pantry and social mindset, will confidently cope with hosting duties. Double glazing creates a warm, light-filled environment while views across Hare Puke Reserve enhance aesthetics. Designed to capture sun and celebrate everything in its sight, your home embraces its surroundings and has great solar gain over winter. Custom-built by Signature Homes in 2014, it leaves nothing to chance. Decor is a study in serene neutrals and inclusions range from surround sound to ducted central air-con and gas infinity hot water. Your family-sized 796sqm section delivers a simplistically modern landscape, enclosed by fencing. The neighbourhood is friendly and there are superb lifestyle benefits to be gained from living across from the park and playground. Te Ao Marama School and Borman Village precinct are walking distance. The area is zoned for Rototuna high schools and handy to commuter routes.



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Land area 796 m² **Rates** \$5,007.79

