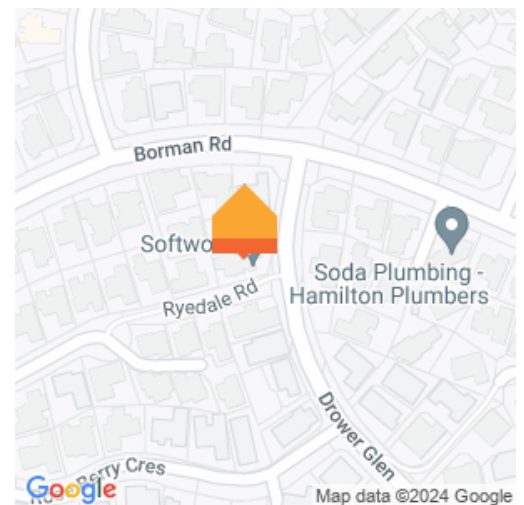




📍 22 Drower Glen, Flagstaff

A Golden Homes success story, this Flagstaff home has family needs covered. Built in 2021, it speaks a modern language and has what buyers seek in liveability and location. Faultlessly appointed, this immaculate four-bedroom brick build utilises a palette of well-selected materials to create a striking whole. Formal and open living zones are balanced by ample personal space, including generous-sized family bedrooms, a primary retreat with an ensuite and walk-in robe, and a main bathroom. The kitchen is a work of beauty and practicality, supported by a dry scullery. It gazes out to the new timber deck and is superbly appointed and positioned for entertaining. A heavy-duty Panasonic air-con unit keeps the interior ambient throughout the year. The oversized double garage is carpeted, and the home is fitted with a high-tech Ajax security system for peace of mind. Cooking and hot water are gas generated, and indoor-outdoor living and entertaining are par for the course. Crafted to care for a family in the easiest way possible, the home sits on an elevated and immaculate low maintenance 628sqm section complete with freshly sown hydroseed lawn and within walking distance of Borman Village, Te Ao Marama Primary and Hare Puke's destination playground. This vacant property is immediately available and comes with the balance of a new build warranty. Let's get you home in time for Christmas. For a real estate experience that is made to measure, get in touch or for further details head to www.terryryan.co.nz

Land area	628 m ²
Floor size	200 m ²
Rateable value	1250000



Terry Ryan

📞 07 855 0550
 📱 021 909 978
 ✉ terry.ryan@lugtons.co.nz
 🌐 <http://www.terryryan.co.nz/>