

## Your home is worth more with Lugton's







## O 3 Meadowfield Street, Flagstaff

Absolutely hitting the mark for easy family living and convenience, your fourbedroom brick home overlooks Flagstaff's modern future-focused Te Ao Marama School and Hare Puke Destination Playground. You can watch the kids walk to school and play in the park from your lounge window. Wrapped in tinted double glazing and ticking all the boxes for contemporary living, your well-positioned home gets full afternoon sun and is surrounded by flat lawns, ideal for outdoor play. There is ample room for the kids to run about and let off steam in securely fenced environs. Indoors offers two separate living zones, including a social open plan family area with a central kitchen on bottled gas. It opens to a portico for easy outdoor entertaining. Your full master suite is peacefully positioned, and all family bedrooms are double size with good wardrobe storage. Bathrooms sit on no fuss tiled floors. The walk-in laundry opens to your double internal access garage. Other perks include heat pump, ventilation system, fast fibre broadband and raised veggie beds. Your extremely liveable home and location are very advantageous to a growing family. You don't have to venture out of your neighbourhood to access shops, cafe, eateries and day-care.

Kris Gray

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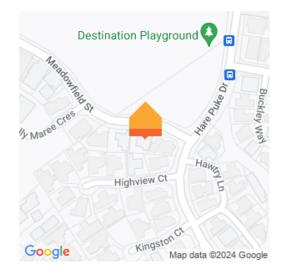
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 Land area
 632 m²

 Floor size
 204 m²

 Rates
 \$3,483.98





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