

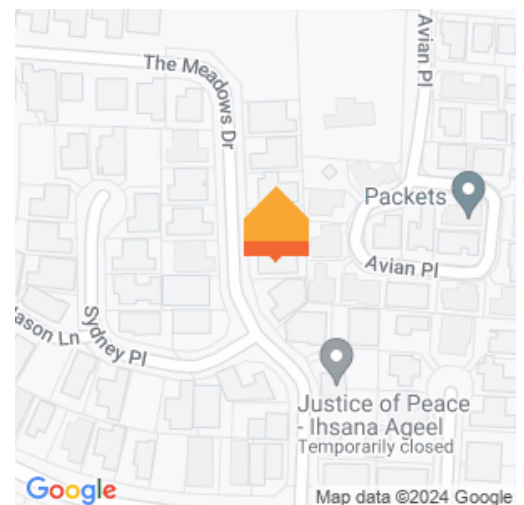


## 📍 16 The Meadows Drive, Flagstaff

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Generous proportions and superb entertaining combine to create this exceptional family home. Showcasing bespoke designer style, this outstanding residence built by Tuscany Designer homes has been crafted to the highest quality. It has kerbside panache, stylish interiors, and lush landscaping with a tropical feel. At every glance, there is a different texture, tone or detail making this home a truly unique living experience. The designer kitchen is a focal point, featuring a walk-in scullery, top of the line appliances, an island bench and integrated dishwasher. Flooded with natural light, the open plan living and dining areas seamlessly extend to the outdoors, perfect for flawless indoor/outdoor entertainment. The living space is enhanced by a heat pump and electric fire, while the separate media room boasts built-in speakers and a second electric fire. Glorious master bedroom is an adult retreat with a large walk-in wardrobe and stunning ensuite, a heat pump and direct access to a private deck. Three additional bedrooms all double in size with built in wardrobe systems, an office and a luxurious family bathroom with underfloor heating. Outdoors is an entertainers dream with the deck covered by a louvered system with rain sensors and 2x outdoor heaters, perfect for alfresco entertaining. Bound by lush level lawns, landscaped gardens and being fully fenced for privacy and security. Bound by lush level lawns, landscaped gardens and being fully fenced for privacy and security. An Elan home automation system is set up to enhance your daily comfort, currently managing 4x TV's, surround sound and security system. Additional features include ample storage throughout, lush carpet, tiled laundry, double garage. Zoned for sought-after Rototuna Schooling, with parks, playgrounds and shopping amenities all close by. Presenting an outstanding opportunity for those that want modern, style and luxury in an idyllic and popular location.

Land area	650 m <sup>2</sup>
Floor size	254 m <sup>2</sup>
Rateable value	\$1,425,000
Rates	\$5,289.00



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