

Your home is worth more with Lugton's



Sold



## 📍 13 Killegray Close, Flagstaff

Immaculately maintained, this lovely family home is superbly positioned in a quiet cul-de-sac, surrounded by other quality properties and within close proximity to a bevy of parks, schools and amenities. This durable four bedroom home exhibits care and attention to detail at every turn, with a thoughtful layout designed to complement the demands of modern families and only the best fixtures and fittings employed. A full family bathroom plus ensuite off the master bedroom, an open plan kitchen, dining and living area, and a separate formal lounge make up the bones of this 193m<sup>2</sup> (approx. ) home. The crisp, neutral decor along with the seamless indoor/outdoor flow

makes for relaxed easy living. Manicured grounds and established gardens create an idyllic private setting for alfresco entertaining on the extensive north facing deck with the peace and tranquility of the location providing a welcome respite from the rigors of modern life. Easy-care in nature, the landscaped section was conceived to minimise upkeep and maximise leisure time, while the double internal access garage contributes further practicality. The strength of the location cannot be overstated, with the proximity to everything from the Flagstaff shops to the new retail outlet on Borman Road, to parks, the river and a wealth of leisure activities, not to mention sought after schools underpinning any investment. This delightful home will appeal to a range of purchasers, including families looking to establish themselves in a quality location close to sought-after schools, and golden-agers drawn to the thriving gardens and the abundance of nearby amenities. As a consequence interested parties are advised to proceed with haste - call Nicky now for your appointment to view. 021 924430.



Land area	762 m <sup>2</sup>
Floor size	193 m <sup>2</sup>
Rateable value	\$710,000
Rates	\$3,535.16

