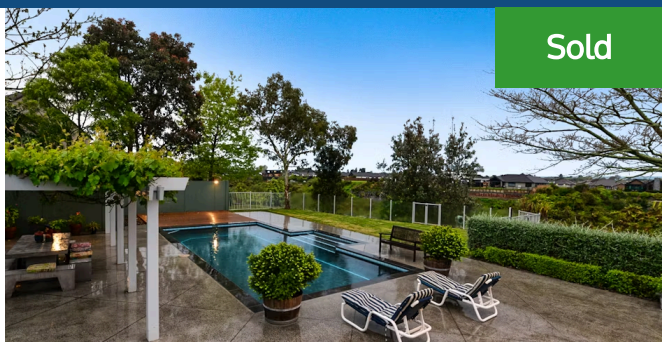
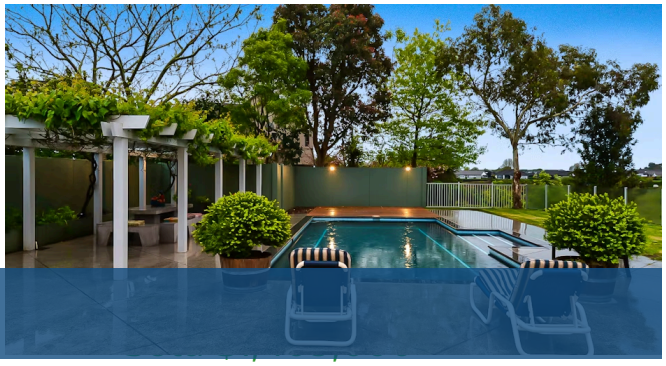
Lugtons

Your home is worth more with Lugton's







1956 River Road, Flagstaff

Enjoy a 4335m2 established gully lifestyle without having to leave the city boundary. This well-packaged plaster over block property features almost 300m2 of peaceful living with resort-style benefits of an inground pool, outdoor entertaining precinct and gym/utility loft. The private poolside pergola, which brings beauty and function to the backyard, comes to life at night so entertaining can keep on flowing. Four bedrooms offer ample accommodation and the bathrooms are crisp functional spaces. The home's carefully considered floor plan has open, formal and outdoor livings grouped at one end in a very inviting arrangement designed with elegant relaxation in mind. Office and personal spaces occupy the other wing. A strong focus is placed on indoor-outdoor connectivity and the simple, soul-soothing enjoyment of gazing out on nature. Freedom of movement indoors and out means children can come and go as they please. Presentation speaks of house-proud ownership and the landscaping is clipped, groomed and instantly appealing. Everyday needs and coffee culture are found at nearby Borman Village. In a prime location for school zones and there's golf, river trails, a destination playground and expressway close to home. A meticulous home where memories have and will be made.

4 3 2 1

Land area	4335 m²
Floor size	296 m²
Rateable value	$1,170,000
Rates	$4,382.00

