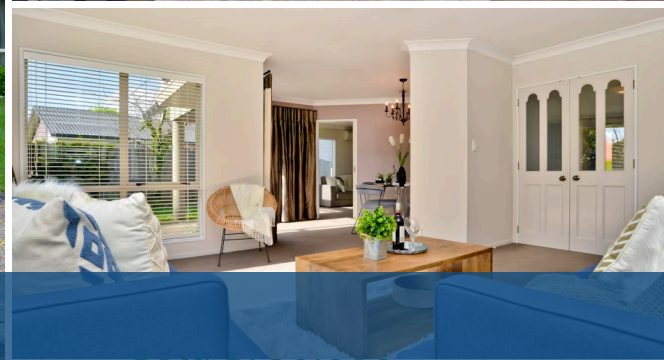




## 18 Halcione Close, Flagstaff



Sold



In a picturesque right-of-way community off the end of the quiet tree-lined Halcione cul-de-sac, this superbly positioned three double and 1 single bedroom home has huge family appeal. It lies footsteps from the local kindergarten, in easy strolling distance of Flagstaff Shopping Centre, medical and gym, and close to Endeavour Primary School, which is a short walk or scooter. Parks, sports fields, rugby club, Flagstaff footbridge and river trails add a great lifestyle dimension. The well-appointed kitchen, with quality appliances, has a bright streetscape outlook that stretches down to the cul-de-sac. Family, dining and lounge areas overlook the private grounds. A glass wall in the dining nook frames a garden scene. Accommodation includes three double and one single bedroom or study. The master has an ensuite, walk-in robe, a ceiling fan for comfort, and access onto a private patio. There is gas heating and hot water, DVS, a warm north-facing aspect and double internal access garaging. The flat, spacious 837sqm section has a screened backyard, veggie beds and garden shed, providing an inviting environment for children, alfresco entertaining and gardeners. The area is serviced by Orbiter buses and conveniently positioned for commuters. Pack your bags because this move-in ready property is in a high demand family location and interest will be intense.

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Land area	837 m <sup>2</sup>
Floor size	200 m <sup>2</sup>
Rateable value	\$560,000
Rates	\$3,399.60



Jono Ng

📞 07 853 0013

📱 021 231 3031

✉️ jono.ng@lugtons.co.nz