



📍 1429 River Road, Flagstaff



Tucked away down a quiet lane at the north end of Hamilton's River Road, this two storey home boasts private living and panoramic views. Enter through the grandiose entranceway to encounter spacious, high-ceilinged architecture. The sunken lounge offers intimate living, which rises to a second sitting area, perfect as a reading nook or dining room. Step through the folding doors and bear witness to the expansive views that stretch down to the neighbouring suburbs, and across to Mt Pirongia and the Hakarimatas. This louvered deck offers ideal outdoor entertaining, and links up to a concreted area, complete with garden plot, that flows into the kitchen/dining space. A granite bar top provides a nice spot to have a drink and chat with whoever's on cooking duty, as they enjoy the benefits of an infinity gas stove. Downstairs are two bedrooms, great for guests or to sequester the kids away from mum and dad. Ascend the stairs and you'll find a mezzanine level, perfect for use as an office or to dress up with decor. The two upstairs bedrooms feature their own respective balconies for elevated views of the region, and the home's already impressive storage resume peaks with the master bedroom's palatial walk-in wardrobe, which itself opens into a full ensuite, complete with shower and bath. This home complements textures and tones for one harmonised experience. Wooden floors and modern fittings offer a contemporary look and feel, while carpeted rooms and vintage touches - found, for example, in the elegant bathroom vanities - provide a homely, characteristic atmosphere. Car enthusiasts and hobbyists will enjoy the ample space of the triple garage.

<b>Land area</b>	683 m <sup>2</sup>
<b>Floor size</b>	277 m <sup>2</sup>
<b>Rateable value</b>	\$820,000
<b>Rates</b>	\$4,066.00



**Sam Taylor**

- ☎ 07 853 0013
- 📱 020 403 81998
- ✉ sam.taylor@lugtons.co.nz