



 39 Helen June Avenue, Flagstaff

Welcome to Your New Home. 39 Helen June Avenue is a great Family home positioned in one of Hamiltons' Most Exclusive New Suburbs. Extremely spacious, this timeless (2016 Built) Brick and Linea home is well appointed and surrounded by other superior properties. Upon entering you're greeted by a spacious and multifunctional open plan living area, with large entertainers kitchen with Island Bench/Breakfast Bar, gas Cooking and Hot Water, separate Plumbed scullery and seamless outdoor flow, perfect for entertaining or just keeping the family together as a true central Hub. There's a separate formal lounge/media room and also an outdoor covered portico with electric shade screens for easy all year round use, Plus an on-line gas connection for your BBQ, making it the perfect entertaining space. Fully fenced easily maintained yard with Unique Espalier fruit trees and Raised Vegetable gardens makes full use of the outdoor spaces. There's even room for a spa. Inside all the main living area's are also linked to a zoned in-built speaker system that comes complete with Amplifier and audio system. Featuring 4 x full double bedrooms, with a Full en suite Bathroom off the master and Walk in Wardrobe, as you would expect of a property of this caliber. Main Bathroom with separate bath & Shower, plus separate toilet with its own hand basin eliminates those busy morning hassles. Both bathrooms feature under floor heating for comfort, and there's an abundance of storage including attic stairs in the large fully lined and insulated double garage. Alarm System, Fully wired for High Speed internet and LED Lighting throughout, this home offers everything you could wish for and more.



Land area	640 m ²
Floor size	253 m ²
Rateable value	\$1,020,000
Rates	\$4,338.00

