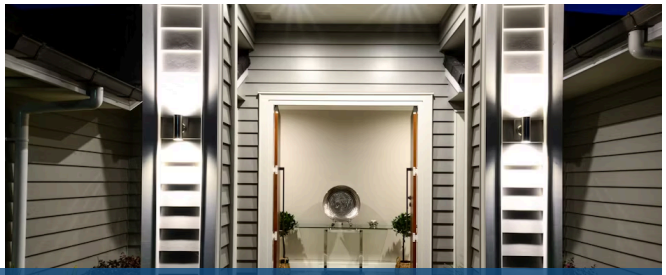
Lugtons

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64 Helen June Ave, Flagstaff

. . . this brilliantly laid out family home, is a large relaxed sanctuary enhanced by a gully outlook and views to Horsham Downs Golf Course and Mt Pirongia. The vista cannot be built out. Completed in 2017 by Armstrong Homez, the carefully crafted five bedroom home, encapsulating style and sophistication, delivers premium indoor-outdoor living. A finely appointed kitchen and scullery form the heart of the family hub which seamlessly merges with the private portico, deck and views. Bosch appliances, a six-burner gas hob, 900mm oven and big social island make the kitchen ideal for entertaining. A smooth flow between zones separates recreation from accommodation in a very family-friendly environment that showcases quality finishes. The spacious, high-stud family zone sits on an easy-care polished concrete aggregate floor. Formal lounge and bedrooms are plushly carpeted. The inviting master retreat, which comfortably accommodates a super king bed, has a twin vanity ensuite, a large, well organised walk-in robe, a heat pump and slider onto the deck. One of the double family bedrooms also opens outdoors. The pristine tiled bathroom has a good sized shower and deep stand-alone bath for long luxurious soaks. Hot water is gas infinity. The tiled laundry is an ordered space with the washing machine and dryer being negotiable sale items. The fridge/freezer and TVs are also available. This home expresses its quality in a variety of ways. The double garage is carpeted, the wide hallway has excellent storage, skirting boards are also wide, and the decor is on trend. There are two heat pumps and sound speakers indoors and out.

5 3 2

Land area	929 m²
Floor size	255 m²
Rates	$4,428.00





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