

## Your home is worth more with Lugton's





## O 5 Buckley Way, Flagstaff

Designed, styled, and located to make life easy and convenient, your modern brick home nestles on a low-maintenance section in a sought-after Flagstaff neighbourhood. Indoor-outdoor living creates a bridge between your home's interior and the natural beauty outside, seamlessly integrating the courtyard and outdoors into everyday life and providing more useable space and enhanced aesthetics. You'll spend many an enjoyable hour relaxing and entertaining at home, taking the family on outings to nearby Hare Puke Park or strolling to Archie's Coffee and Kitchen for a latte. The children don't have far to go to school as Te Ao Marama Primary is walking distance and Rototuna high schools are a short bike ride. The home has everything a family desires - four bedrooms, a master suite, and fluid multi-functional living areas where everyone can spread and enjoy their own activities. Your kitchen island is a central gathering place, perfect as a homework station and chatting with guests. The backyard is fenced and child-friendly, and the front of the section has parking and a trim lawn that won't take long to mow. Carefully maintained, well presented, and superbly located, your family home ticks all the boxes.



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 Land area
 459 m²

 Floor size
 183 m²

 Rates
 \$4,183.00

