



## 11 Gallants Place, Flagstaff

4 bedrooms 2 bathrooms 2 living areas

Sparkling new and enticing in every way, this GJ Gardner home is hot off the press. Be the first to enjoy its modern living environment, elevated outlook, great views and fabulous cul-de-sac location. Designed with ultimate functionality in mind, this polished home makes low maintenance living look good. Its contemporary attitude is revealed through a palette of brick and vertical Linea board crowned by an iron roof. Full insulation, double-glazing and two heat pumps give a big thumbs up to comfort. The flowing open plan living, dining and kitchen area extends onto a scenic patio that beckons for sunny outdoor relaxation. The patio wraps around the side of the home and stretches full length down to the fenced backyard. Stone benchtop, a tiled splashback, soft close drawers and plumbed refrigeration make the crisp white and socially adept kitchen a model of efficiency. The separate lounge is the perfect spot for family movie nights or formal entertaining. Ceiling detail gives both living areas a stylish edge. The family domain is a scissor truss design, and the lounge is vaulted. All bedrooms are doubles, with double wardrobes, apart from the master which features a walk-in as well as a tiled ensuite and ranchslider access outdoors. The tiled family bathroom is a good size, and the laundry is neatly fitted into the double garage. This brand-new beauty on a freehold 572sqm site comes with fencing and lawns in place (due to be completed soon), loads of off-street parking, and great school zoning. And best of all, possession can be quick. Buyers completely avoid having to endure the build process. Call Melissa Wilton for further information or to view on 021 157 3459. \*To find us, Gallants is off of Hancock Drive which is off Borman Road.

Land area 572 m<sup>2</sup>

Floor size 182 m<sup>2</sup>



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