Lugtons

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535 Borman Road, Flagstaff

Nestled in a desirable north Hamilton community, this contemporary brand new single level brick and tile home centres around easy care living. Tastefully presented and ready to welcome a new family, the executive residence delivers a relaxed sense of living in close proximity to Flagstaff schools and services. A separate lounge and a combined kitchen, dining and activity zone provide ample space for all the family. The central kitchen is a sleek work station, with a spacious walk in pantry, while the spacious family living area opens to a sun-soaked covered courtyard for effortless entertaining and an alfresco lifestyle all year round. An office nook is cleverly designed as a multi purpose space and the colour scheme throughout is light, fresh and in tune with modern family living. Accommodation comprises four double bedrooms, including a master with an ensuite, walk-in wardrobe and private patio access. The perfect spot for a spa pool or private retreat. Bathrooms are modern spaces, with tiled floors. There is internal access double garaging, an air-con unit, gas wall fireplace and alarm system. The home encompasses a child friendly backyard with a large grassed play area. The grounds have neat, simple landscaping and potential for further development. The property is in zone for several sought after schools, including Rototuna's new Junior High and Senior High, and Endeavour, Horsham Downs and Te Rapa primaries. Built by a small family owned Kiwi builder who takes pride in his attention to detail and adding those little extras that make this stand out from the rest - the new owners will receive a 10 year Home First building guarantee. Call Libby Buchanan to view - 022 0644 556.

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Land area	664 m²
Floor size	245 m²
Rateable value	$275,000
Rates	$2,534.00

