



Sold

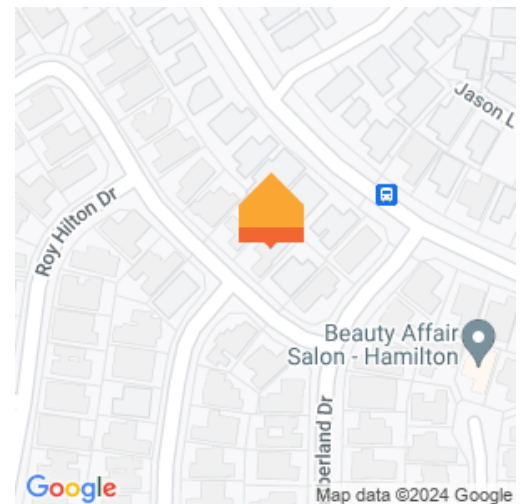


6 Helen June Avenue, Flagstaff



Architecture and landscape espouse the benefits of indoor-outdoor living at this stylish home in a coveted Flagstaff neighbourhood. The generous 265sqm footprint not only takes into account everyday function, it also appeals to a family's wellbeing, sense of aesthetics and desire for relaxed living, entertaining and recreation. Built in 2015/2016, the stylish brick and linea home has all the modern bells and whistles - and more, including a heated saltwater swimming pool which was added about a year ago and a rumpus/office off the carpeted double internal garage. No matter the weather, there is always a leisurely spot to enjoy, including the outside alfresco area with an automated louvred roof. At the heart of the thoughtfully considered layout is a spacious open plan domain anchored by a high spec kitchen and scullery. A Smeg dishwasher, a five-burner gas hob and wine fridge make entertaining effortless. When it's party time, the adjoining media lounge can open into the family environment. A surround sound system indoors and out heightens the experience. All family bedrooms are double size and the master boasts a walk-in robe, a well-configured ensuite and access onto the pool precinct. Storage is abundant thanks to a huge walk-in linen cupboard, double wardrobes, a garage attic space accessible by a drop-down ladder, and a fully fitted laundry. Brimming with creature comforts and technology, the double-glazed home has heat pumps, a SmartVent system, tiled hard floors, infinity gas hot water and light automation in the kitchen, living areas and outdoors. It sits comfortably on its landscaped 681sqm fenced section in a quality street close to Te Ao Marama School, Hare Puke Destination Playground and Borman Village. Call Melissa Wilton for your appointment to view on 021 157 3459.

Land area	681 m ²
Floor size	265 m ²
Rateable value	\$1,450,000
Rates	\$5,206.00



Melissa Wilton

☎ 07 853 0013

📱 021 157 3459

✉ melissa.wilton@lugtons.co.nz