Lugtons

Your home is worth more with Lugton's







4 Kemble Place, Flagstaff

This 'just like brand new' home encapsulates the essence of modern living. Designed for entertaining and capable of satisfying the needs of a growing family, it is configured for relaxed, large scale living, with an emphasis on easy care and seamless outdoor engagement. It presents the ultimate floor plan for a contemporary lifestyle. Ranging over 248m2 (more or less), the single level layout encompasses a spacious living hub, separate lounge, four generous bedrooms, a study and auxiliaries including a scullery, separate laundry and handy storage room off the double garage. Living areas flank a portico which encourages alfresco dining and entertaining throughout the year. The beautifully designed and well equipped kitchen overlooks the expansive open plan dining and family living zone, while the easily accessed study opens off both the front entrance and central hallway. All family bedrooms are fitted with double wardrobes and ceiling fans. A walk-in robe, ensuite and courtyard connection enhance the master bedroom. Both bathrooms are tiled, refreshing spaces with double vanities and underfloor heating. A free-standing tub features in the main bathroom. Offering the energy efficiency of a new build, the home is double glazed, fully insulated, and equipped with a heat pump, gas hot water and gas heating. It has an attractive street profile and comes completely landscaped, with the bonus of a garden shed and vege garden. The grounds are fully retained and child friendly. There is room for play equipment and ball games, opportunities to barbecue and party outdoors, and parking for visitors. In a quality neighbourhood and surrounded by similar homes, this is a home you will know your family will enjoy experiencing for many years. Call Libby Buchanan to view on 022 064 4556 or feel free to join us at our Sunday open home.

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Land area	701 m²
Floor size	247 m²
Rates	$3,482.00

