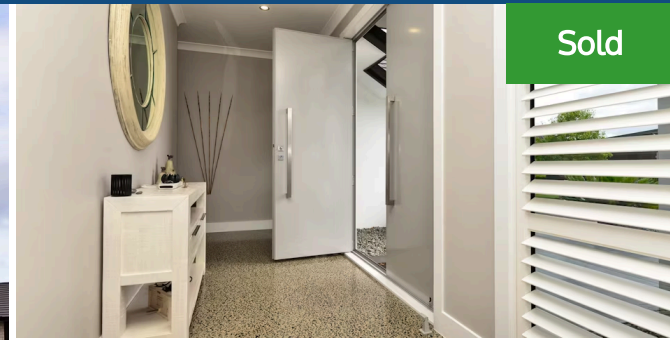
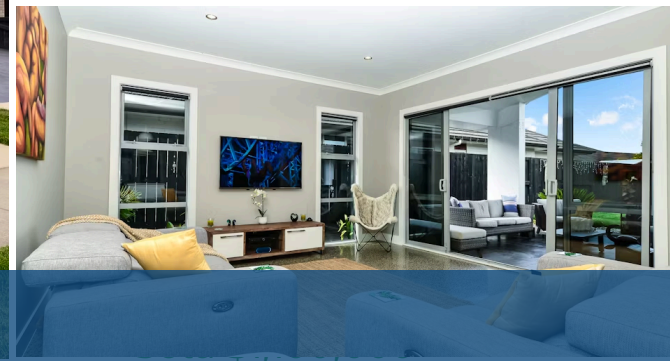




12 Brad Avenue, Flagstaff



Sold

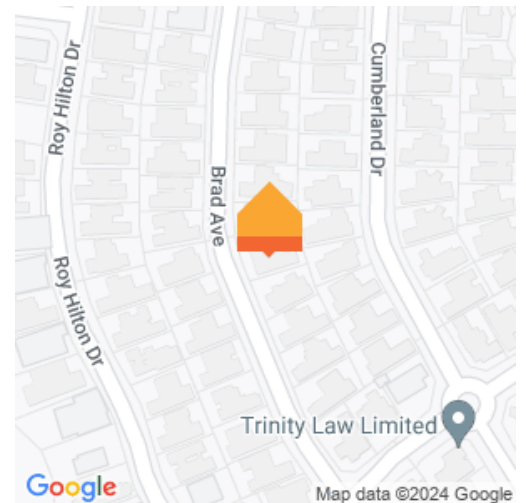


Discerning purchasers and those who demand the finer things in life will be instantly

impressed by this stunning executive residence, superbly positioned and built to the highest standards and specifications by Armstrong Homes in 2014. Inside, this sun-soaked home boasts two living areas with five bedrooms, a large family bathroom, plus ensuite, a highly functional modern kitchen, stone benches with walk-in pantry, walk thru laundry and double internal access garaging. Heated with two heat pumps and for added ambience and warmth the effect fireplace in the living room stays. Extra storage is by way of an attic space in the garage ceiling. You may be thinking this home has it all? It gets better - with the added benefit of a portico that extends out into the privacy of the back yard - you will enjoy many summer evenings out here making this living space your favourite area for entertaining. The only thing left to do - is decide where you want to put the barbecue and spa. Outside, the 709m<sup>2</sup> (more or less) fully fenced section boasts a restful ambience that reflects peace and serenity. Easy maintenance landscaping frames the backyard and ensures a lush green haven for relaxing and entertaining. The exterior of the home is cavity clad, and all windows double glazed. Surrounded by other quality homes and zoned for the sought-after Rototuna Junior and Senior High Schools along with Te Ao Marama School, the location is, quite simply, superb. Having cherished their time here our vendors depart with a heavy heart. But the next chapter in their lives is calling, and they are determined to achieve a result as swiftly as possible.



Land area	709 m <sup>2</sup>
Rateable value	\$950,000
Rates	\$4,124.95



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