Lugtons

Your home is worth more with Lugton's








# 13 Cashmere Place, Flagstaff

Overlooking the small picturesque Cashmere cul-de-sac, your elevated brick home opens to a restful streetscape vista of trees and trim-kept properties. Immaculate owners have relished the setting, the light-filled environment, super-friendly neighbourhood, and the home's special magic enhanced by the interplay between indoors and out. Nature is with you at every turn. Your family is treated to a brilliant scenario of premium zoned living, a spacious kitchen, four bedrooms, and a private outdoor arena for entertaining and recreation. The meals area overlooking the landscaped gardens provides a very pleasant backdrop to uplift your dining experience. The glazed roof is UV protected. Sun-soaked window seats in the lounge are invitingly warm nooks for relaxation. A large rimu kitchen, with an elevated street outlook, is seamlessly absorbed into the spacious family living hub. Cooks and kitchen elves have ample room to move, while at their disposal are a gas hob, wall oven, substantial pantry storage, double dishwash drawers and an appliance garage. Family and guests tend to gravitate around the big breakfast bar. Beyond the family bedrooms is a master retreat with an ensuite and walk-in robe. A laundry is recessed in the double internal access basement garage. There is good linen storage, an efficient wall-mounted gas heater, updated bathrooms, recarpeting and repaint benefits. On-site parking is provided for vehicles, boats and/or motorhome. Outdoor power is available. The grounds are garden wonderland of colour, screened from neighbours, and containing play areas for children. For destination playground fun, Hare Puke Park some 2km away. Endeavour School and Flagstaff amenities, including shops, medical, gym, sports club and grounds, are easy walking distance. Children can advance to in-zone Rototuna high schools.

4 1 2

| | |
|---|---|
| **Land area** | 788 m² |
| **Floor size** | 201 m² |
| **Rates** | $3,405.12 |






Kris Gray
07 853 0013
021 318 122
kris.gray@lugtons.co.nz