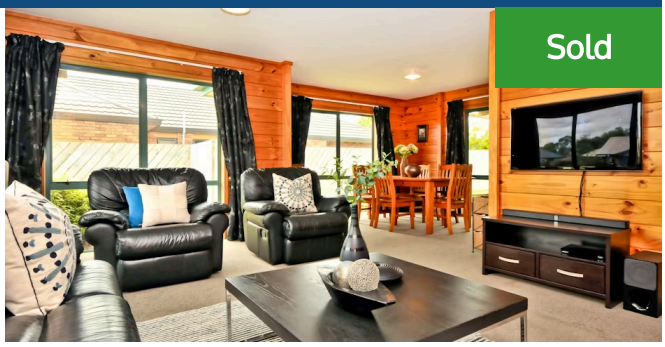
Lugtons

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31 Bellona Place, Flagstaff

4 2

Flagstaff family find, finally a realistic affordable home that addresses your living, education and location needs, close to Flagstaff Shops, Parks, plus The Base and Westfield Shopping facilities for all your retail therapy. Enviable school zones, Endeavour Primary, Rototuna Junior and Senior High School, be ready for the new school year. This instantly appealing, sunny well presented brick home offers 4 bedrooms, ensuite, and walk in wardrobe, 2 separate living areas, heat pump, and gas hot water. The lovely interior layout and design is ideally suited for young growing families. The well appointed kitchen is socially positioned for entertaining and convenience. A sliding window opens to the patio and provides good views across the 747m2 section for the Master Chef in the kitchen while watching the kids play in the garden. French doors open from the family room, and master bedroom, to the outdoor living area. A covered pergola with a retractable sunshade provides shade for hot sunny days ahead, perfect for relaxation and entertaining. There's room for a pool, trampoline, back yard cricket, plus raised vegetable gardens for the keen gardener and a big garden shed, double internal access garage, good off street parking.

Land area	747 m²
Rateable value	$570,000
Rates	$3,118.41

