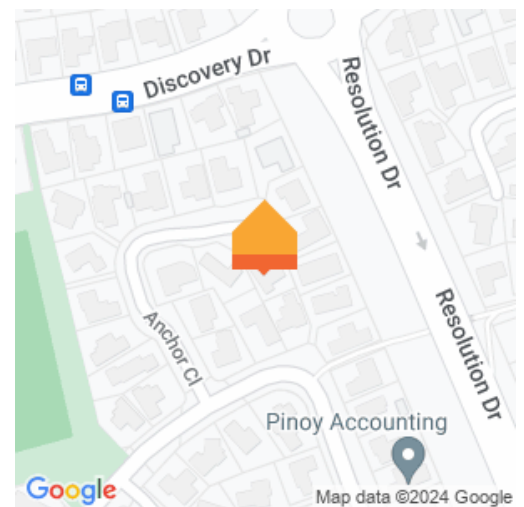




## 10 Anchor Close, Flagstaff

A great spot to set anchor, this property is cosseted at the top end of an established Flagstaff cul-de-sac close to Endeavour School and local amenities. There is more here than meets the eye, with the home's frontage masking the elemental qualities that lie within. The backyard is a calm Zen-like environment where Nature is tamed into a landscaped haven and outdoor living is a big pull. Good indoor-outdoor flow creates movement throughout and the alfresco areas are cohesive extensions of internal spaces. Built in the 1990s, the home is not confined by tradition of its time. Earthy aesthetics provide points of difference. The seamless floor plan embraces three living spaces, including a sunny conservatory which is a favourite dining spot overlooking the private garden retreat. Two lounges give everyone breathing space and the office is a quiet work area enhanced by a work station fashioned from logs. The master bedroom comes with the full works, including a heat pump. The remaining double bedrooms are served by a family bathroom with a corner spa. Insulated ceiling and walls, as well as a gas fire and heat transfer system keep the home warm and comfy over winter. Eco-efficiency is promoted through solar panel energy while sun-dappled internal and external living spaces lift spirits. The textural beauty of the landscaping creates an urban oasis and makes the property a wonderfully relaxing place to come home to at the end of a busy day. Call Terry today to view this property or visit my personal website [www.terryryan.co.nz](http://www.terryryan.co.nz) to download any further information you require.

**Land area** 608 m<sup>2</sup>  
**Rates** \$3,799.97



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