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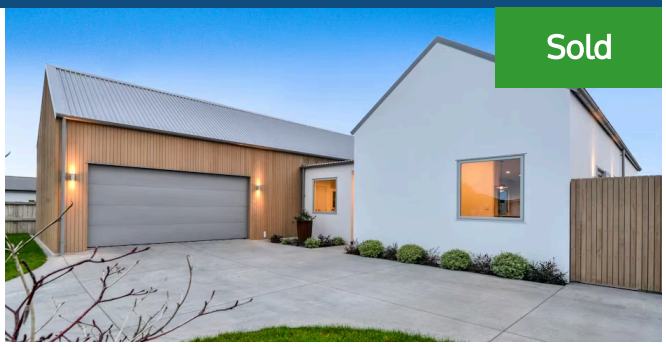

227 Cumberland Drive, Flagstaff

Offering attention to detail like no other, this home provides a lifestyle of contemporary living and entertaining. A builder's own, it delivers a high standard of workmanship, a bespoke configuration and quality designer interiors. The home's exterior construction portrays a subdued street facade that gives sleek kerbside appeal and creates intrigue for what lies beyond. A big emphasis is placed on seamless indoor-outdoor entertaining and open concept living. The convivial kitchen, dining and family living zone spill onto an entertainment portico, which essentially serves as an adjunct room, enhanced by the warmth and intimacy of a large built-in gas fire. The chef-ready kitchen is a streamlined work station supported by a fabulous scullery, and superior tapware and fittings. Offering induction cooking, supported by all the latest appliances. Once again the attention to detail and design time is evident here - making this the natural heart of the home and a space you won't want to leave. The second living is ideal for media, with a moody vibe ideal for enjoyment of sports games, movies or maximising the supreme indoor/outdoor flow here for additional living space. Four bedrooms provide peaceful retreats for family members, who are also treated to two pristine tiled bathrooms, including an ensuite. Ducted air conditioning throughout the home, as well as underfloor heating in the bathrooms, ward off the winter cold. Many fine details, including seven in-built speakers, hallway light sensors, ceiling recessed window dressings and a superior hardwood flooring system have gone into the construction of this contemporary dwelling to make it comfortable, practical and in serious contention with its contemporaries. School zoning is for Endeavour Primary and Rototuna's new Junior and Senior High Schools. Rototuna's new town centre and arterial routes are close.

Land area	720 m²
Floor size	242 m²
Rateable value	$630,000
Rates	$3,161.00