## Lugtons

## Your home is worth more with Lugton's



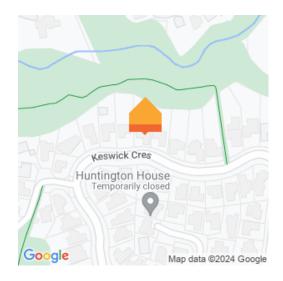


Bigger is definitely better when experiencing your family-focused residence which sits happily in a private 1248sgm environment that yields to a gully and has relaxed living and entertaining at its heart. A generous 305sqm design provides space for a huge suite of bedrooms, bathrooms and living areas in a layout that is well-suited to family and guests and full of architectural flair. Integrated indoor and outdoor spaces, and a north-facing position, heighten everyday living. So much life can be lived outdoors around the saltwater pool and private courtyard. A double-height tiled entrance welcomes family and friends into your haven showcasing designer detail and premium zoned living areas where everyone can find a place to relax. In the hub of the light-filled formal and casual spaces is a granite kitchen perfect for entertainers. Guests are comfortably accommodated at ground level and family members can unwind in spacious first-level bedrooms. Your master retreat has a picturesque outlook over the outdoor leisure precinct and gully. You can enjoy the benefits of a living flame gas fire set in a schist-like hearth and heat pumps, plus temperature-controlled gas infinity hot water. All hard-surface areas are tiled.



Sold

Land area	1248 m²
Floor size	305 m²
Rateable value	\$1,110,000
Rates	\$5,031.43





## Wei Sen Chow

- 07 838 3800
- 027 455 4477
- weisen.chow@lugtons.co.nz
- https://www.weisenchow.co.nz/



## Richard Hartles

- **C** 07 838 3800
- 027 3693 001
- ☑ richard.hartles@lugtons.co.nz
- https://www.weisenchow.co.nz/