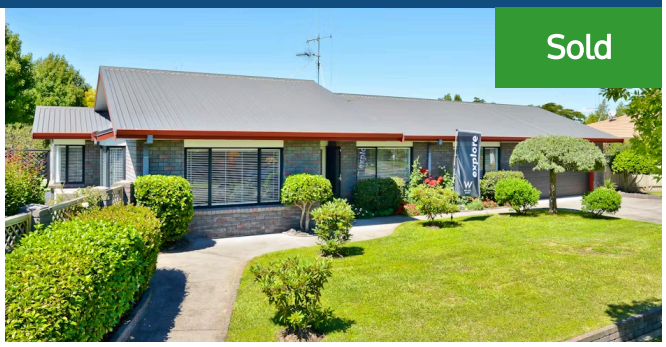
Lugtons

Your home is worth more with Lugton's







1 Halcione Close, Flagstaff

3 1 1

Land area	834 m²
Rateable value	$550,000
Rates	$3,107.15

Your comfortable, all-embracing family sanctuary is superbly positioned for lifestyle convenience. As part of the tree-lined Halcione Close cul-de-sac community, you're moments from the local kindergarten and walking distance to Endeavour Primary School, Flagstaff shops, medical and park. The underpass to Braithwaithe Park, footbridge and river walks is just around the corner for leisurely outings close to home. Your free flowing floor plan features an open entertainers' layout with interiors easing onto a sheltered alfresco and private gardens awash with sun. Sliding windows over the kitchen sink provide instant access to your outdoor precinct. You can start the day with breakfast on the deck and end it with a relaxing drink and barbecue. A wall oven, Bosch dishwasher and good pantry storage feature in the kitchen. Bedrooms are spacious doubles. The master has a walk-through wardrobe and access into bathroom. Your fully carpeted, extra depth garage with a new automatic door, houses the laundry and has workshop space. Carpet and blinds are new, and the interiors have been repainted throughout. The regularly maintained grounds are adorned with a gazebo and attractive gardens. There are grassed play areas for kids, a secure backyard, veggie beds and trees dripping with fruit. This family-friendly neighbourhood is a great spot to raise a family. The area is serviced by Orbiter buses, well placed for easy access onto major arterial routes and in zone for Rototuna's new middle and senior high schools. LIM available.



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