

## Your home is worth more with Lugton's







## O 1761B River Road, Flagstaff

Your double-glazed home is a stunning showcase for contemporary living. Its good looks, modern mindset, thoughtful extras and Flagstaff location make it a real catch. Designed by Edwards White Architects and built in 2016 by Downey Designer Homes, your elegant residence has a classic aesthetic and a great indoor-outdoor environment to share with friends and family this summer. It nests in a secluded garden setting at the end of a private driveway and comes to market in mint condition. The 249sqm floor area promises effortless entertaining and relaxed daily living. Full height sliding doors open the interior completely to the outside, creating a seamless landscape for entertaining. A butler's pantry complements your stylish black granite kitchen boasting plenty of elevated bench space and convenient drawer storage. A 2. 7m high ground floor stud intensifies the feeling of light and space while the Living Flame fireplace promises years of practical pleasure. The upstairs sleep zone, under a 2. 4m high ceiling, contains spacious bedrooms capable of accommodating king-size beds. A huge double shower in your master ensuite makes bathing a relaxing activity. Ample storage, including hallway cupboards and attic space, plus double internal garaging round off your elegant abode.



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