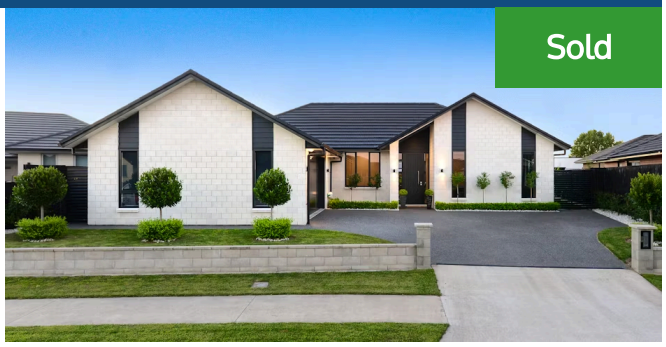
Lugtons

Your home is worth more with Lugton's





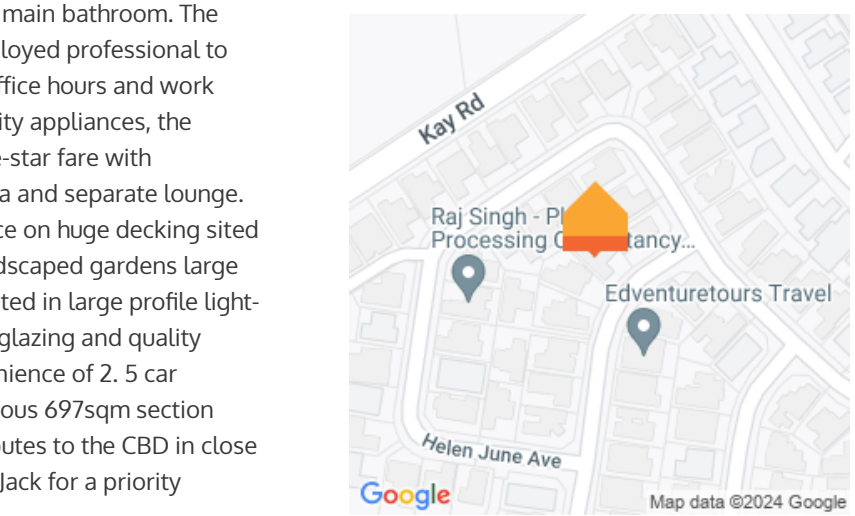


89 Roy Hilton Drive, Flagstaff

5 2 2

Land area	697 m²
Floor size	251 m²
Rates	$3,713.15

Buy with confidence, entertain in unrivalled style and reside in resplendent comfort among Flagstaff's finest and most distinguished properties. Exuding quality at every turn, this impressive 2016 residence by Downey Designer Homes incorporates intelligently configured sleeping, social and services zones across a 250sqm floor plan with space accentuated by 2. 7m high ceilings. All five bedrooms are quietly located away from social areas of which the master features patio access, walk-in robe, ensuite with fully tiled shower while family/guest bedrooms are serviced by an equally lavish main bathroom. The fifth bedroom/study offers a quiet space for the self-employed professional to get down to business or lets the commuters curtail the office hours and work from home. Replete with scullery and a full cadre of quality appliances, the kitchen is equally suited to quick and casual meals or five-star fare with hospitality enhanced by a combination dining/family area and separate lounge. Take your alfresco living to a new dimension in decadence on huge decking sited for sun with the added attraction of a spa set among landscaped gardens large enough for the later addition of an in-ground pool. Executed in large profile light-brick with the comfort of ducted climate control, double-glazing and quality chattels and coverings throughout with the added convenience of 2. 5 car internal entry garaging. Beautifully presented on a generous 697sqm section zoned for decile 10 schools with The Base and corridor routes to the CBD in close radius. A smart buy for those with a discerning eye - Call Jack for a priority viewing or put it to the top of the open-home schedule.





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