



## Peaceful Retirement Living

103/4 Admiral Crescent, Flagstaff

In a community where homes traditionally change hands through referrals, it's rare to find a house that is vacant and available for quick possession. This two-bedroom abode currently bucks the trend - but it won't be on the market long because homes in Flagstaff's Netherville Retirement Village are hot commodities. Occupants can rest easy in this refreshed brick home. The cosy nest promises low maintenance, has the comforts of double glazing, gas heating and hot water, and offers the friendliness, benefits, and security of village life. Its single-level floor plan encompasses sociable open plan living, two bedrooms, a disability-friendly bathroom and single-internal access garaging with laundry facilities. The kitchen is a pleasure to work in, enhanced by a green outlook. A gas heater keeps the spacious lounge snug over winter and light floods in through glass sliders, which open to outdoor living and entertaining. The home is freshly painted and papered and has excellent wheelchair manoeuvrability. It is in just the right position for the rising and setting sun. Spacious green views provide restful outlooks and sitting out front to read or eat is a favourite place to watch village activities. Netherville residents can maintain a good sense of independence and participate as much or as little as they like in village life. There are plenty of activities on offer and opportunities aplenty to remain active, mentally, physically, and socially. This fantastic community centre boasts a beautiful hall, family room, library, gym, hair salon and men's shed. Flagstaff Shopping Centre, medical services, cafe, and fast-food outlets are strolling distance. Bus stops are close for those who prefer the ease of public transport and cycleways are nearby. Call Melissa Wilton for further information or to view on 021 157 3459. Note: photos are digitally staged

<b>Floor size</b>	90 m <sup>2</sup>
<b>Rateable value</b>	\$600,000
<b>Rates</b>	\$2,678.00



**Melissa Wilton**

📞 07 853 0013

📱 021 157 3459

✉️ [melissa.wilton@lugtons.co.nz](mailto:melissa.wilton@lugtons.co.nz)