



📍 56 Tuirangi Street, Flagstaff



From the moment you step into this wonderful family home, you will be impressed with its thoughtful layout designed to complement the demands of modern living. High ceilings, spacious open-plan kitchen, living and dining areas offer a highly functional space - ideal for families. Large bi-fold doors and many windows flood the rooms with natural light, connecting it seamlessly to an outdoor entertainer's retreat. Enjoy long summer evenings with friends while you watch the children create their adventures in the back yard. There are four double bedrooms (master with ensuite and walk in robe), a full family bathroom and separate toilet for your convenience. The delightfully neutral decor throughout acts as a blank canvas and makes this property move-in ready. The large flat north-facing section has great flow, is fully fenced for children and pets and is usefully partitioned to create a utility space with garden shed and clothesline. A raised vegetable garden, children's swings, plenty of lawn and a sun-soaked outdoor entertaining area is sure to be the scene of many happy memories. There is an internal access two-car garage with a dedicated laundry space, attic access for storage and plenty of off-street parking. This property is in a highly desirable location at the end of a quiet cul-de-sac. It is surrounded by other well-established homes and has convenient walkways that provide easy access to schools, shopping and other local amenities. Excellent school zoning includes high decile schools: Endeavour Primary, Rototuna Junior and Senior High Schools. Call Nick Baldwin now for a private viewing or you are most welcome to attend my open homes. Download and view the property files at <https://www.propertyfiles.co.nz/property/657020004>

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Land area	770 m <sup>2</sup>
Floor size	203 m <sup>2</sup>
Rateable value	\$1,000,000
Rates	\$3,599.00



Nick Baldwin

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