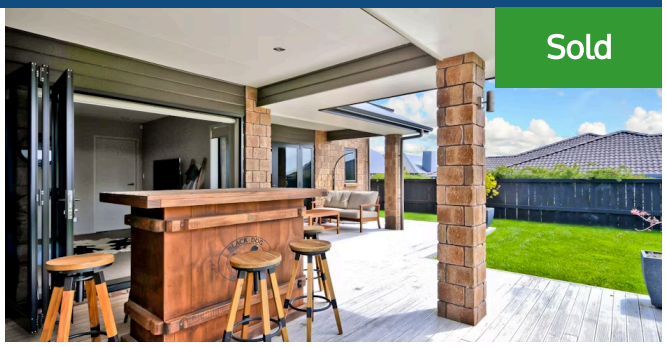
Lugtons

Your home is worth more with Lugton's





Sold



16 Vantage Place, Flagstaff

5 1 2

It is time for the vendors to downsize, opening the doors of their immaculately presented home to the market. Behind the electric gates sits a substantial modern family home. Constructed of brick with aluminium joinery comprising of just under 270m2 it is an extensive dwelling. Upon entering the double doors you are greeted into the large open plan living, dining and kitchen area which is the hub of the home. There is plenty of room for everyone here and with bifold doors on both sides of the room, the extension to the outdoors is seamless. The kitchen is well equipped with a freestanding 900 Delonghi oven with 5 gas burner hob, a double door stainless fridge/freezer with ice maker and double dishdrawers along with a butler's pantry, island bench and slider windows opening out to the portico for ease of entertaining. To the right of the entranceway is a good size bedroom currently used as a make up artist's studio in perfect position to utilize as a home office. To the left is the formal lounge with gas living flame fire and surround sound speakers for movie nights. Off to the right is the remainder of the childrens'/guests wing. 3 double bedrooms, 2 of which have French doors opening to their own deck. The family bathroom and separate laundry complete the wing. At the other end of the home, off the living room is the master suite with WIR and ensuite. Also having double doors opening to the deck, the home has great indoor/outdoor flow. Completing the package is triple car internal access garaging plus room to park the boat and 3 extra cars all within the security of the electric gates. A home to be proud of - viewing shouldn't be delayed.

Land area	770 m²
Floor size	267 m²
Rateable value	$710,000
Rates	$3,607.00





Melissa Wilton

07 853 0013

021 157 3459

melissa.wilton@lugtons.co.nz