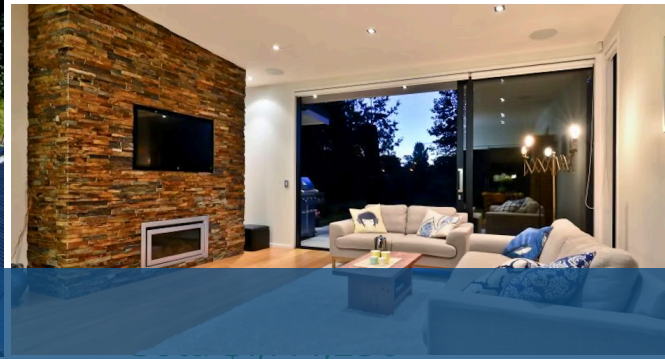




Sold



## 1857B River Road, Flagstaff

Nestled in nature in a secluded Flagstaff location, this stunning home interweaves magnificent river views and sunlight into its interiors to achieve a calm, unperturbed ambience conducive to a relaxed lifestyle. Designed by well-known Hamilton architect Aaron Haddock of Aesthetics Architecture, the beautifully appointed family sanctuary is dedicated to style, comfort and quality. Offering a unique living environment, where your day begins and ends with soothing river and reserve views, this exceptionally fine home has been masterfully crafted to optimise the picturesque site. Thought and passion have been poured into every facet of the bespoke residence, fashioned from cedar and painted brick. The interplay between indoors and out is emphasised through full height sliders, a profusion of tinted and double glazed windows, decks and courtyard. The high-end kitchen and full scullery cater to the entertainer. Two Miele ovens, sleek handle-less cabinetry and an in-built coffee machine feature in the kitchen which opens to sunny dining and living zones. Floor-to-ceiling sliders and built-in shelving add classy finishes to the separate lounge. The office is light-infused and can be shut off or open as needs dictate. All bedrooms are double sized with generous storage. The master suite is an enticing retreat with river views, a large walk-in robe and spacious, well-appointed ensuite. Both bathrooms have under-tile heating and shower dumpers. From the landscaped, uplit entrance and pivoting front door, to the special utility room adjoining the carpeted double garage, everything about this home is a cut above. Currently used as a commercial kitchen, the highly versatile utility room will appeal to home-based business operators. Premium features, textured materials, high stud ceilings and relaxed contemporary style are showcased throughout this peaceful, private haven.



Land area	724 m <sup>2</sup>
Rateable value	\$1,050,000
Rates	\$5,170.51



Kerry Hopper

☎ 07 838 5870

📱 021 984 173

✉ [kerry.hopper@lugtons.co.nz](mailto:kerry.hopper@lugtons.co.nz)

🌐 <http://kerryhopper.nz/>