



Sold



## 22 Halcione Close, Flagstaff

Dressed to impress and licensed to thrill, this immaculately presented four bedroom family home is the essence of easy living in one of Hamilton's most coveted and progressive locations. Equidistant to Westfield Chartwell and comprehensive retail, cafes and cinema complex at The Base puts all the essentials and more than a few luxuries in easy reach. If you can't be hassled cooking, nip down to Flagstaff Shopping Centre for a pizza - it's only around the corner. If you decide to eat in, the chef will love the well-appointed kitchen connecting to the two spacious living areas. With one living area and the family dining space transitioning to a peaceful and private paved patio ensures the host will be fully engaged in all your festivities. Three bedrooms are in handy proximity to the main family bathroom while the master enjoys an en-suite convenience. The family friendly appeal of the interior is further enhanced by a 788 sqm (more or less) section. Auto-opening, double internal access garaging offers storage solutions while guaranteeing safe and dry access all year round. Set in the serene and secure family oriented enclave of Halcione Close, this beautifully presented home is zoned for quality schools, only 15 minutes from the CBD and is ideal for second home buyers/families looking for their next step up. Large living in a lovely location. Call Jack NOW to view exclusively on 0800 865 225 | 0212299779

4 bedrooms 1 carport 2 bathrooms

Land area 788 m<sup>2</sup>

Rateable value \$650,000

Rates \$3,270.97



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