

## Your home is worth more with Lugton's







## O 20 Spinnaker Drive, Flagstaff

When it comes to family living, your suntrap of a home is an easy choice. It has plenty of space inside and out, good creature comforts and an indoor-outdoor mindset. The 195sqm single-level layout flows effortlessly, is suitable for kids and contains two living spaces, a requisite for a growing family. Your cobbled courtyard and barbecue nook set the scene for outdoor entertaining in the privacy of a well-groomed backyard, screened from neighbours. The courtyard is immediately accessible from your open-plan zone and one of the double bedrooms. A ventilation system and heat pump maintain year-round comfort while the shutters add style and offer excellent light control. Your no-fuss brick home has all the family essentials including ample bedrooms, a master suite, double internal access garaging, forecourt parking and room for backyard games. Topping it all off is an established and well-regarded Flagstaff location close to Endeavour School, shopping centres, parks and reserves. In zone for popular Rototuna Junior and Senior High Schools.



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Land area Rates 665 m<sup>2</sup> \$3,557.99

