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7 River Elm Estate, Flagstaff

3 1 2

Land area	1550 m²
Rates	$4,208.00



Buyers will find their expectations transcended by this exceptional Flagstaff home inspired by Italian architecture. Extremely well-maintained, the 1550m2 property is a verdant private oasis and a rare find. Conceived by architect, Kevin Findsen, completed in 2000 by Clive White Construction, the riblath home, with Italian roof tiles, welcomed a small extension in 2007. It showcases bespoke features and custom-designed fixtures and fittings, including imported tiles and a stunning wrought iron balustrade. Quality is reflected throughout. In typical Tuscan style, an emphasis is placed on bringing the outdoors inside. The home captures the warmth, wealth and relaxation of a Mediterranean residence and, true to character, has stunning grounds with extensive gardens. Its spacious living and dining area opens to a lush garden setting. A dual-sided gas living flame fire adds ambience and the resting room at the end of the lounge basks in relaxing views. The kitchen wows with its aesthetics, functionality, bronze hardware and a scenic outlook. A double oven, fridge freezer, cleverly considered storage and scullery/laundry make hosting duties easy. The lavish master suite commandeering the upper floor treats its occupants to a dressing room, a make-up area, a fully tiled ensuite, and tea and coffee making facilities. Two downstairs bedrooms, one of which opens onto a private terrace, cater for guests. Heat pumps feature on both levels and window treatments are custom-made. The oversized carpeted double garage has an external keypad, and is custom-built. Situated in exclusive River Elm Estate, this magnificent magical sanctuary backs onto a gully walkway. Viewing is essential. Please phone for viewing times. To download the property files please copy & paste the below link into your browser:

https://www. propertyfiles. co. nz/618580002



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