



Sold



## 3 Maru Way, Flagstaff

Your private 1003 m<sup>2</sup> land nests in a small exclusive lane where it takes on relaxed yet refined living overlooking Te Awa o Katapaki gully. It is cleverly positioned to soak up the sun and outlook. The spacious 341 m<sup>2</sup> north facing light-filled environment is designed for everyday ease and socialising. Two porticoes off your living areas beckon for open-air meals and entertaining. One courtyard sits under a rain-sensor louvred canopy which encourages all-weather use and offers the ambience of a built-in fire. Your central family area is perfectly laid out under a cathedral ceiling. Big sliders promote a seamless indoor-outdoor lifestyle and the stone-look kitchen, with a scullery, invites family and guests into the cook's domain. There are warm convivial spaces to converse, lounge, dine and entertain. Your formal lounge, which can be shut off when needed, is heated by a gas fire. Two bedrooms have tiled ensuite bathrooms and walk-in robes, including your master retreat which incorporates luxurious elements. There is a powder room for guests and effortless connection between bedrooms and bathrooms. Your refined residence is enrobed in brick and double glazing, has triple car garaging and ample off-street parking for up to six vehicles.



Land area	1003 m <sup>2</sup>
Floor size	341 m <sup>2</sup>
Rates	\$4,593.94



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