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Your home is worth more with Lugton's





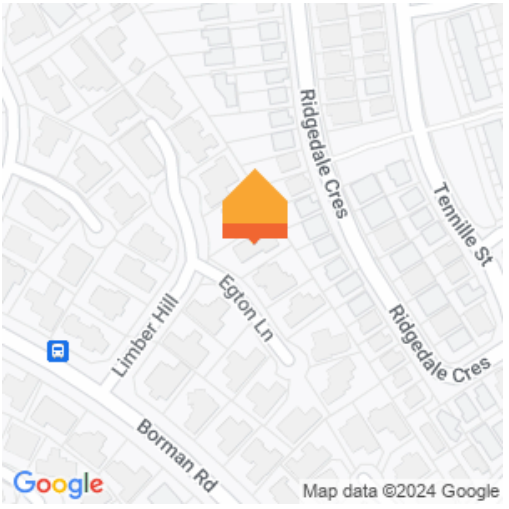


1 Egton Lane, Flagstaff

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Portraying a contemporary profile with its combination of honed block, Linea board, and mono pitch roof, your stylish home nestles in a small, quiet cul-de-sac in a burgeoning area of Flagstaff. Bright, airy living draws you into the heart of the double glazed home. A sleek entertainers' kitchen overlooks meals, lounge area and portico alfresco, all of which enjoy seamless cohesion. The stone kitchen features 1. 5 ovens, a gas hob and social island, set on a tiled floor. Your large, sweeping activity zone has an abundance of windows and stacker doors to bring the outdoors in and allow you to keep an eye on the kids at play. The large master suite is a relaxing retreat and the two double bedrooms are generous spaces. One features a built-in work station. Spacious, well-appointed bathrooms are modern sanctuaries for cleanliness and comfort. Both the ensuite and family bathroom are tiled and have dual vanities, walk-in showers and clever configurations. There is good storage throughout. Other benefits include internal access double garaging, off-street parking, heat pump and gas hot water. Children have plenty of room to run around outside on the slightly elevated section which invites urbanscape views.

Land area	780 m²
Rateable value	$690,000
Rates	$3,575.92





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