



15 Halyard Close, Flagstaff

3 Bedrooms 1 Car 2 Bathrooms

This home shows a serious commitment to family life through its well-crafted layout, large section and child-friendly cul-de-sac location close to Endeavour School. Flagstaff shops are a stroll away. The ground floor has plenty of room for everyone, with an open plan kitchen and dining area, and large living zone that can be shut for privacy. A high-stud sarked wooden ceiling in the lounge magnifies the sense of space, while instant connection to the entertainment patio speaks volumes for easy indoor-outdoor living. A versatile utility room adjoins the downstairs bedroom which gazes across the backyard. A bathroom, internal access double garage and separate laundry opening to a covered area, complete the downstairs floor plan. Two double bedrooms and an ensuite comprise the upper level. They have double wardrobes and swathes of glazing to attract the light and views. There is good storage throughout, heat pump comfort, wall heaters and fibre broadband. The 819sqm section, containing a veggie garden, aviary, and big lawn, is a great playground for kids. Adults can kick back on the paved open air courtyard or entertain in the covered, well-lit patio, sheltered from the elements by plastic screens. Off-street parking, trailer parking and external storage complete the picture. The family-oriented neighbourhood is sought for its school zones, Flagstaff amenities, and easy connection to main commuter routes. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	819 m ²
Floor size	205 m ²
Rateable value	\$730,000
Rates	\$3,515.00



Melissa Wilton

☎ 07 853 0013

📞 021 157 3459

✉ melissa.wilton@lugtons.co.nz