



Sold



## 2 Amokura Crescent, Flagstaff

5 bedrooms, 2 bathrooms, 2 car spaces

Exuding like-new allure on coveted Amokura where a 2013 Jennian homes offers today's astute buyer a carefully curated blend of effortless living and relaxed options for inside/outside entertaining. An impressive entrance atrium segues into formal and casual hosting spaces comprising a closable lounge/media room supported by integrated dining/family room. Alfresco living excels with choices to entertain into the evening under a covered portico or soak up the afternoon sun on exposed decking. A designer kitchen encourages the cook to take their culinary endeavours to a new level of excellence with a scullery, high calibre appliances and soft-close cabinets grouped around a central island. Three toilets and tiled bathrooms including master ensuite support five bedrooms of which the master boasts spacious walk-in with incorporated organisers. The home is complete with a superb central heating system, double glazing, extensive insulation and ample storage. Casting a relaxed roadside presence behind gated entry, the residence reposes on a 730sqm section with internal entry double garage easily accessible via a wide concrete apron. Set in a premium enclave coveted for peace, quiet and quality homes in close radius to link roads to the CBD, high decile education and handy location to amenities at Flagstaff and Rotorua. Irresistibly compelling from motivated vendors committed to selling and a must-view for those contemplating building new - talk to Team Jack for inspection details.

<b>Land area</b>	730 m <sup>2</sup>
<b>Rateable value</b>	\$1,140,000
<b>Rates</b>	\$4,994.41



### Jack Ramasamy

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