



## 35 Halyard Close, Flagstaff

Crafted for family living and really hitting the spot when it comes to location, this tidy home lies at the end of the popular Halyard cul-de-sac. The family-oriented neighbourhood is keenly sought for its convenience to Endeavour school and kindergarten, Flagstaff Park and shopping centre. All are easy walking distance. Built in the 1980s, the home has been carefully tended and the tile roof and paths have undergone regular treatment. House and garage were repainted externally in 2019, and the 650sqm fenced section is well-maintained. The home's well-considered, single-level layout extols the benefits of open plan living. The borderless kitchen, dining and lounge environment has a warm, sociable vibe and a great connection to the private, paved patio where families will love spending time. Being undercover, the patio is ideal for all-weather entertaining, and it also provides an extra play area on a rainy day. Light floods into the master bedroom via generous glazing and all bedrooms and internal doors have been repainted in the last few years. The full bathroom can cope with family life. Toilet and laundry are both separate, and storage includes a big linen cupboard, plus a hall cupboard. Ceiling insulation and a heat pump keep the interior snug and warm. There is a single carport conveniently on the doorstep and a large single, automated garage at the rear of the section. Veggie gardens and lawn are well established. Immaculately presented, this home is an effortless choice. Property Files Link: <https://www.propertyfiles.co.nz/property/800740003>

Land area	650 m <sup>2</sup>
Floor size	98 m <sup>2</sup>
Rateable value	\$890,000
Rates	\$3,601.00



Call Melissa Wilton for further information or to view on 021157 3459.



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