

## Your home is worth more with Lugton's







## ○ 96 Cumberland Drive, Flagstaff

Your four-year old brick home has a sophisticated urban edge and ticks all the boxes for modern family living and school zoning. Style, comfort and a warm heart make it effortlessly liveable, and the Flagstaff location is hard to beat. A welcome sanctuary to come home to, your perfectly formed residence wants for nothing. Open plan living, media lounge, hallway, and master suite all spill onto a large sunny patio through a series of ranch sliders. Swathes of double-glazed doors and windows flood the interior with light, create a bright, uplifting ambience and good airflow. Food prep and hosting is made easy thanks to a big kitchen with a gas hob, double wall ovens, a scullery and social island where children and guests can sit and chat. Superb freedom of movement and a great social vibe make your home ideal for entertaining and relaxed everyday living. A wide central hallway and generous layout make the interior very navigable and user-friendly. Bathrooms are stylish, toilets are soft close, and your laundry is separate. If an office is needed, the fifth bedroom off the entranceway hallway is the obvious choice. Indoor-outdoor flow allows children to come and go as they please.



Wei Sen Chow

07 838 3800

027 455 4477

weisen.chow@lugtons.co.nz

https://www.weisenchow.co.nz/



Richard Hartles

**Q** 07 838 3800

027 3693 001

□ richard.hartles@lugtons.co.nz

https://www.weisenchow.co.nz/









Land area

654 m<sup>2</sup>

**Rates** \$4,516.28

