



Sold



## 3 Bolmuir Road, Forest Lake

Stunning new life has been breathed into this Forest Lake home at the top end of the Bolmuir cul-de-sac. The only thing left on the to-do list is unpacking and relaxing. From brand new double glazing, full insulation, wiring and plumbing to underfloor heating and central ducted air-con, everything has been taken care. Energy efficiency and attention to detail are truly impressive. New window treatments mean all curtains are dual tracked, have thermal blackouts, and sun and privacy filters. They not only promise to reduce energy costs, but give total privacy at night. There's Rhino carpet on a super-thick underlay to sink your feet into and kwila decks for sunny outdoor living and entertaining. High-end Bosch kitchen appliances include an induction hob and oven combi unit. Thoughtful consideration has been given to new lighting solutions. Sensor lights in the pantry will activate the LED strip lighting, with any movement detected. Extractor fans in both bathrooms activate mirror demisters while tiled underfloor heating offers superb convenience of use. High-stud ceilings, lustrous timbers and modern decor enhance aesthetics. Outdoors, trim landscaping and a watering system make the grounds easy to tend. The brick dwelling is awash with sun, well-connected to the outdoors, has a wonderful homely feel and central location gains. A focus on functionality makes this modernised family home fit for purpose and ready to face the future.

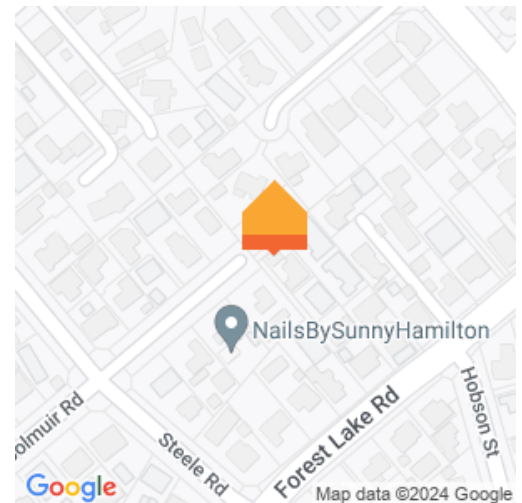


Land area

440 m<sup>2</sup>

Rates

\$3,070.42



Kris Gray

☎ 07 853 0013

📞 021 318 122

✉ [kris.gray@lugtons.co.nz](mailto:kris.gray@lugtons.co.nz)