



## 19 Durham Heights, Flagstaff

This award-winning Flagstaff home in an exclusive gated enclave knows how to spoil its occupants. Stylish and contemporary, it stands out from the crowd. Blended internal and external spaces have indoor-outdoor living nailed and the inground pool complete with waterfall and spa promote a resort-like ambience. Everyone will love relaxing and cooling off in the pool this summer, and entertainers are sure to make a big splash with guests. Stunning sunsets lay on the visuals and ensure a beautiful close to the day. Built eight years ago, this vogue resident is immaculate and leaves nothing to chance. Homeowners will relish its privacy and outlook over Featherstone Reserve bordering the river. The piece-de-resistance is the open plan living which is full of light and embraces the secluded outdoor entertaining zone with open arms. Parents can rest easy in their downstairs bedroom with its fully appointed ensuite and walk-in robe. Children's double bedrooms and bathroom occupy the first floor. There is a guest powder room off the separate laundry and the option of using the large den as a fourth bedroom. Swathes of double-glazing trap the heat and blur the line between indoors and out. An Escea gas fire is a feature in the lounge. The extra-large, double garage has a utility room and is ideal for weekend hobbies. There is ample parking. Scaled for a superb family lifestyle, this enticing retreat can't fail to please. It has great location credentials, sought after school zoning and good access to main arterial networks. Call myself or the team today to arrange a private viewing. Property files available on [www.terryryan.co.nz](http://www.terryryan.co.nz)



Land area	928 m <sup>2</sup>
Floor size	318 m <sup>2</sup>
Rateable value	2200000
Rates	\$7,408.00



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