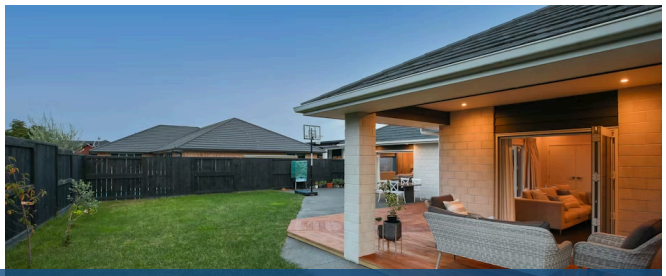
Lugtons

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42 Roy Hilton Drive, Flagstaff

When it comes to family living, this high-spec home has pedigree. Constructed by master builder Grant James of Linden Homes, the spacious dwelling is crafted with stylish living and relaxation in mind. Its generous 302sqm footprint leaves nothing to chance. The beautifully detailed build includes two en-suite bedrooms, a cluster of family bedrooms, design-led tiled bathrooms, a media room and a large open-plan domain that seamlessly connects to the entertainment courtyard and portico. Simplicity and function are at the heart of the single-level design, the sun has a huge presence, and there's no going past the tasteful fit-out. The engineered stone-top kitchen, with high-quality European appliances, a gas and electric combination hob and scullery, makes hosting duties easy. An e-zone in the family hub is well-placed and the engineered stone laundry reflects the home's modern flair. Five bedrooms provide ample personal space for family and guests. Quality is evident throughout. This family haven home boasts LED lights, a carpeted 2. 5 garage with a loft, and loads of storage including a heated linen cupboard. Undertile heating and ducted air-con give it comfort credentials. Window treatments are top-line, speakers are fitted indoors and out, and high-stud and tray ceilings enhance space, light and visual dynamics. There is outdoor power and a shower for after-spa refreshment. Superbly positioned in a prized Flagstaff area, it lies close to Te Ao Marama Primary, Hare Puke Destination Playground and Borman Village shops.

5 1 2 3

Land area 779 m²

