Lugtons

Your home is worth more with Lugton's





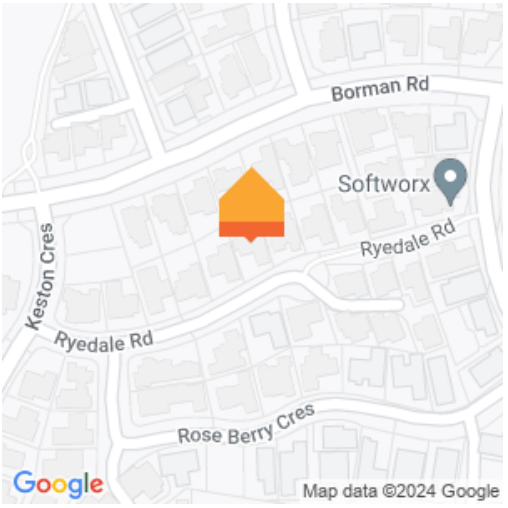


11 Ryedale Road, Flagstaff

In one of the city's sought-after areas, your modern brick home can rightly claim to be in a top spot. It offers cul-de-sac quietness, Rototuna High school zoning, and close proximity to Borman Village shops, Te Ao Marama School and arterial routes. Intuitively laid out for effortless liveability and everyday practicality, your stylish 220sqm abode has three living areas, inclusive of a 20sqm portico that extends will natural ease off the open-plan. Indoor-outdoor flow has a big feature. A dry scullery is a great sidekick to the kitchen which casts its eye over the dining and casual living areas. There's plenty of room to mix and mingle, and a welcoming formal lounge off the entrance foyer for entertaining guests. Your master suite is thoughtfully separated from the children's bedrooms, each of which is a double with a double wardrobe. Bathrooms are refreshing spaces and a separate laundry adjoins the two-car internal access garage. Built in 2015, your double-glazed home delivers heat pump efficiency and the convenience of gas infinity hot water. It sits happily on a trim landscaped section with room for backyard games and a courtyard for sunny outdoor relaxation. Hare Puke Destination Playground is nearby.

4 2 2

Land area	654 m²
Rates	$656.32





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