



1 Amaril Lane, Flagstaff

Deceptively spacious and incredibly relaxing, this modern home and its 1284sqm section are a haven for family living. Step into the double-door entry and feel the warm welcoming vibe, admire the gully outlook, and marvel at the generous north-east facing indoor-outdoor aspects. The home's generous layout presents a mix of room configurations allowing family members to stay connected while still enjoying their own space. Formal and casual living zones are flooded with light and open with ease onto the huge deck which beckons for outdoor entertaining. It's the perfect spot to sit back, lap up the peaceful views and watch the children play in the big backyard. Plenty of options are offered by four double bedrooms and an auxiliary room. The separated main bedroom, with an ensuite and well-appointed walk-in robe, is a restful sanctuary that opens to nature. There is new carpet throughout, new Corian bench tops in the highly functional kitchen, tiled bathrooms, a carpeted double garage and gas cooking and heating. A free-standing bath and walk-in shower feature in the main bathroom. A garden shed provides handy storage and the forecourt ensures ample parking. Built by Armstrong Homes, the cool contemporary residence is double glazed and sits comfortably in a small quiet cul-de-sac renowned for its quality real estate, easy access to gully trails and playgrounds, school zoning and proximity to Borman Village and new town centre. To download the Property Files please copy and paste the below link into you browser:

<https://www.propertyfiles.co.nz/property/586730005>

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Land area	1284 m ²
Floor size	234 m ²
Rates	\$5,098.00

