



## 53 Meadowfield Street, Flagstaff

6 3 2

Drenched in sun, this immaculate Flagstaff residence is imbued with personal touches, flexible spaces, and contemporary considerations. Views across the green expanses of Hare Puke Park naturally draw the eye and the neighborhood is one you'll be proud to live in. If ever a home was built for your family, this is it. Designed to capture the sun and celebrate everything in its sight, your home embraces beautiful gardens and scenic outlooks. Insulation is above the norm and solar gain is abundant thanks to over-sized double-glazed windows that flood the interior with light and warmth. Social and personal spaces are perfectly balanced, and entertainers have it made. You can live it large and work from the comfort of your own office. Three living areas and a slew of bedrooms, two bathrooms and four toilets cater for your big, busy large family. Guests are hosted in a bedroom opposite the bathroom. A double set of wall ovens, a gas hob, and a well-organized scullery make your kitchen a model of efficiency. The park outlook is a pleasant distraction. Heat pumps and a wood burner on a heat transfer system deliver year-round comfort.

Land area	708 m <sup>2</sup>
Floor size	268 m <sup>2</sup>
Rates	\$5,683.00



### Wei Sen Chow

☎ 07 838 3800  
 📱 027 455 4477  
 ✉ [weisen.chow@lugtons.co.nz](mailto:weisen.chow@lugtons.co.nz)  
 🌐 <https://www.weisenchow.co.nz/>



### Richard Hartles

☎ 07 838 3800  
 📱 027 3693 001  
 ✉ [richard.hartles@lugtons.co.nz](mailto:richard.hartles@lugtons.co.nz)  
 🌐 <https://www.weisenchow.co.nz/>