



## 7 Gallery Grove, Flagstaff

If you are contemplating downsizing or moving to the north-east sector of the city, then this immaculately maintained property is a must view. Situated on a flat 542 sqm section in a leafy Flagstaff cul de sac you will find this 3 bedroom dwelling that includes generous size kitchen, dining and living area. The lounge provides easy access out to a private north facing courtyard surrounded by manicured gardens/scrubs. Other features include 1.5 garaging, gas hot water plus to keep you snug and cosy during the oncoming winter months you have a heatpump, gas heater and HRV system. This property is adjacent to the Endeavour Primary School plus zoned for Te Totara Middle & High Schools. Discovery Park along with the Flagstaff Shops & Park are also in close proximity. Builder's Report available. Available for immediate possession. Contact Gavin now for an appointment to view on 027 229 3096.



Land area	542 m <sup>2</sup>
Rateable value	\$500,000
Rates	\$2,787.75

