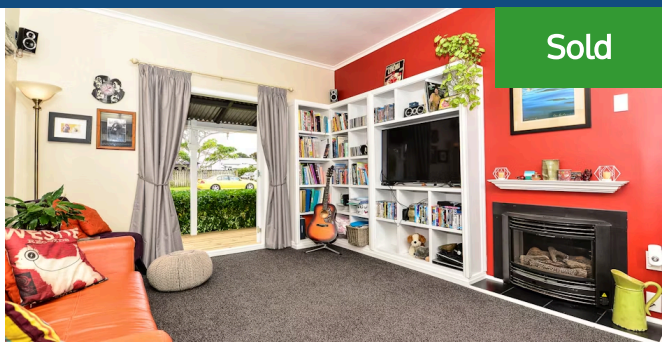
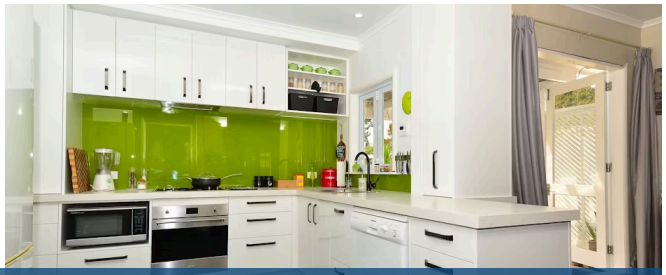
Lugtons

Your home is worth more with Lugton's







20 Walsh Street, Forest Lake

2 1 1

This home not only delivers all the charm of its authentic 1940s cottage heritage, it has been modernised to an exacting and enviable standard. More than just a facelift, the extensive upgrade has been executed to the finest detail and the home future-proofed for next generation living. Not a cent has been spared in transforming this home into a haven for relaxed living. Behind the gorgeous facade lies an oasis of style, quality and comfort. Lots of built-in smarts and value-added features ensure a warm, cosy and dry living environment enhanced by high-end technology and security. A comprehensive list outlining the work undertaken to achieve this impressive metamorphosis is available. It includes re-wiring, re-plumbing, re-roofing, re-piling, underground phone, fibre and power, extensive insulation, gas installation (heating, cooking, hot water), new water mains, and so much more! There is a comms cupboard for phone, internet, fibre, audio visual terminations and camera surveillance equipment, data and other outlets. Living is open plan, served by a new kitchen with quality appliances, sleek soft close cabinetry and filtered instant hot and cold drinking water. The living zone links with the front verandah and private rear deck for a seamless indoor-outdoor lifestyle. New double wardrobes feature in the bedrooms, the stylish bathroom is light-filled and the hide-away laundry has a super tub. New soft furnishings, new colonial pressed doors, tasteful decor, HRV and LEDs enhance the 2. 7m high interiors. Some windows have also been replaced and new French doors open out to the covered rear deck overlooking the raised gardens and landscaped, well-planted grounds with in-ground drainage. New paths and driveway have been formed. The home is footsteps from Minogue Park and Lake Rotokaeo in a cul-de-sac community with the 'best-ever' neighbours.

Land area	450 m²
Floor size	77 m²
Rateable value	$295,000
Rates	$1,899.00





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