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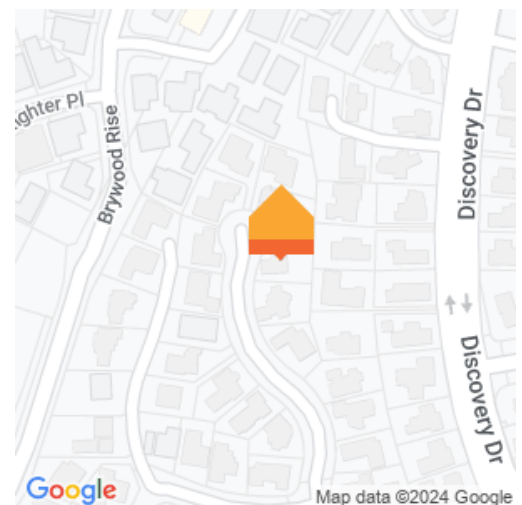


## 38 Eclipse Rise, Flagstaff

4 bedrooms, 2 bathrooms, 2 car spaces

At the top end of an elevated Flagstaff cul-de-sac, this family home boasts penthouse views stretching across the district. Mt Te Aroha, Maungatautari, Maungakawa and the Coromandel ranges come into the lens. This panoramic outlook is all you need for relaxation after a long busy work day. The modern, restful sanctuary, built in 2003 by Stonewood Homes, has easy living spaces and outdoor connections on two levels. An all-encompassing open plan lounge/kitchen/dining area at ground level has bifolds opening onto a deck and direct access to sweeping views, which set the scene for outdoor entertaining. A double bedroom at ground level has ensuite access to the bathroom, making it ideal for guests. Adults can entertain downstairs while the children take over the second living area upstairs. Three double bedrooms on the first floor gaze over the stunning vista. The master suite and lounge both access a balcony for refreshing open air fare and star gazing of an evening. A spa bath in the ensuite adds a touch of luxury to the main bedroom which features his and hers wardrobes. One of the family bedrooms is exceptionally big and versatile. There is loads of storage throughout, including a garage attic. A security system, tinted glass windows, two heat pumps, infinity gas hot water are just some of the extra features of this easy living home. The section has level lawns for the kids to run about, lush plantings and fruit trees. The family-friendly location is a strong enticement. Endeavour School is walking distance, Rototuna high schools are in cycle range, and Flagstaff shops, park, river walks and transit routes are handy. [www.38eclipse.nz](http://www.38eclipse.nz)

Land area	756 m <sup>2</sup>
Floor size	230 m <sup>2</sup>
Rateable value	850000
Rates	\$4,125.00



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