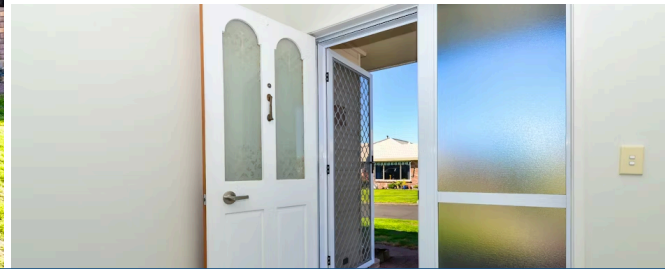




Sold



17/4 Admiral Crescent, Flagstaff



Netherville, Flagstaff's modern lifestyle village, offers the opportunity to relax and enjoy the comfort, security and amenities of its well-appointed retirement complex. The thoughtfully planned village is so popular that it's rare to find a unit on the market. This brick and tile home is not only move-in ready, it presents in immaculate condition, with new carpet and refreshed decor. The invitingly warm nest is superbly positioned for the sun and its light and bright ambience creates a very appealing environment for day-to-day living. It has modern appeal, a spacious open plan living environment that spills onto a paved patio, and two double bedrooms. Kitchen and bathroom are contemporary spaces designed for ease of use. Conveniences include a heat pump, gas hot water, big linen cupboards and a wet area shower. The single automated garage, with loft storage, is carpeted so you can drive right in and unload your groceries. Beautifully landscaped and well groomed gardens give Netherville a peaceful, uplifting aesthetic. There is personal space to garden should you wish and plots available for more extended vegetable growing. The village boasts a large community hall for diverse recreational activities, a well-stocked work-shop and good security. Shops, public transport, riverside walks and main commuter routes are nearby. A \$120 per month body corporate fee covers house insurance, gardens, lawn, long term maintenance and the many on-site facilities and activities. For further information or to view please call Melissa Wilton on 021 157 3459.

Floor size	131 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$2,783.00



Melissa Wilton

07 853 0013

021 157 3459

melissa.wilton@lugtons.co.nz