Lugtons

Your home is worth more with Lugton's








# 1 Limousin Place, Grandview Heights

Welcome to 1 Limousin Place. . . on the boundary of Te Kooti Park, and with a fabulous outlook as well. The moment these owners set eyes on their new home, they felt it was so welcoming, really pretty, and they just loved sitting on the deck overlooking the park and trees. Now your turn has come to enjoy a good cuppa in the various outdoor spots - you can pick, depending on the sun - morning, noon and evening. . . you can choose. This good-looking home will become your new favorite spot - with so much to love - rooms with a view, privacy, indoor/outdoor flow, the sunken lounge, parking for your friends/childrens cars or even a campervan, and even that the spare bedroom flows to the main bathroom. Its all those little things that add up to a great big YES. Life here can be easy - with features such as 4 good sized bedrooms, a garden shed that is like a luxury workshop, an array of fruit trees, 2 good sized lounges, 2 bathrooms, the choice of the gas logfire or a heatpump, gas infinity hotwater, an up to date kitchen, big double garage with carpet, and the cheeky little loft up in the garage (with ladder). The owners are heading to the Bay, so you can settle quickly here. Put this address on your shopping list - it will not disappoint you. Call Lisa Sigley on 021722281 today. www. lisasigley. com

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| **Land area** | 810 m² |
| **Floor size** | 182 m² |
| **Rateable value** | $640,000 |
| **Rates** | $3,177.00 |






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