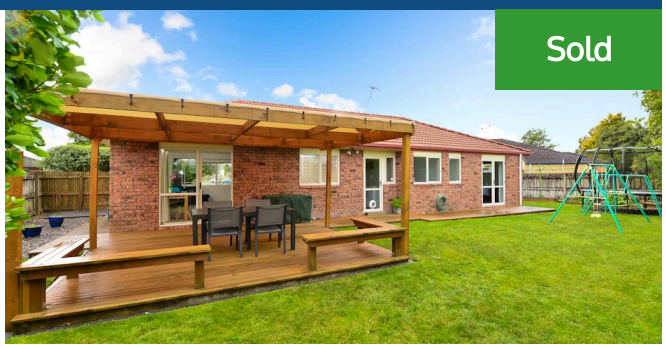
Lugtons

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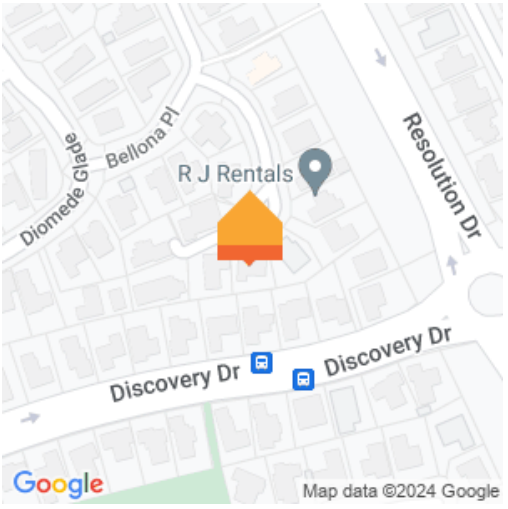


20 Bellona Place, Flagstaff

3 2

Tucked away in a cul-de-sac environment in a quiet, well-established Flagstaff enclave, your instantly appealing three bedroom home is a superb family starter in a desired north Hamilton area. Displaying pride of ownership, your tidy brick residence comes to market in immaculate condition. A trim-kept section that encompasses a private, fully fenced backyard, large entertainer's deck and room for play equipment. Systematically refreshed interiors include a three year old kitchen that seamlessly links with the open concept dining and living zone. A restful garden outlook can be enjoyed while you work. The peacefully separated accommodation includes a master with an ensuite and walk-in robe. There is a separate laundry and internal double garage, plus a heat pump and DVS for comfort. A veggie bed and garden shed are landscaped into the groomed grounds. Screened from neighbours, the secure property has boat or trailer parking, and is child-friendly, complete with sand pit. You're in a great spot for shops and schools, including Endeavour Primary and the new Rototuna high schools. Transport routes and lifestyle attractions of parks and river are handy. Your home is a quality package suited to a young family seeking the benefits of a Flagstaff location.

Land area	684 m²
Floor size	160 m²
Rates	$3,266.90





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