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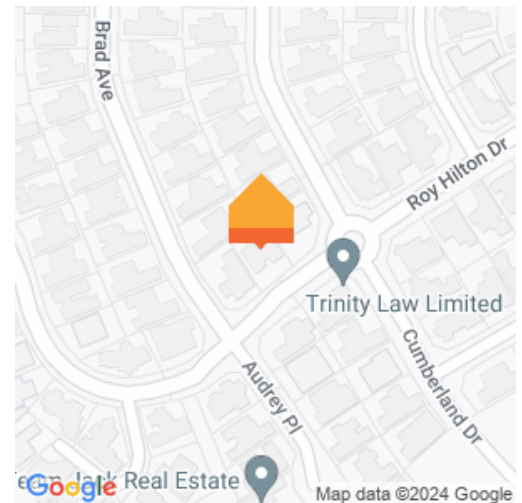


20 Roy Hilton Drive, Flagstaff

A model of efficiency, this modern haven has been crafted for everyday relaxation and comfort. Designed with family living in mind, the home's well-considered floor plan happily accommodates the troops and delivers seamless indoor-outdoor entertaining. The covered alfresco creates a brilliant extension of interior living and the sleek sociable kitchen, with scullery back-up, takes a central role in daily living. From the light-filled open-plan to the inviting lounge, four bedrooms, study and laundry, a wondrous sense of space and comfort is felt throughout the bright airy interior. Living areas embrace northern sun and the layout allows a family to stay connected while still enjoying their own space. Parents can recline in a master wing with a walk-in robe, ensuite and outdoor access. There is good separation between communal zones, bedrooms and service areas, including the laundry and garage. Quality is consistent throughout, presentation is impeccable and the stand-alone utility room in the backyard is a real bonus. Two fountains embellish the landscaped grounds. The fully insulated home is a wonderful example of how function, form and contemporary aesthetics can gel together beautifully. In a prized Flagstaff location, the property lies in walking distance of Te Ao Marama School, Hare Puke Destination Playground and Borman Village shops and services. No open homes - viewing by appointment only. Vendor looking for a longer settlement.

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Land area	782 m ²
Rateable value	\$950,000
Rates	\$4,945.63



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