



7 Audrey Place, Flagstaff

Even before you step into this immaculate Flagstaff dwelling you'll be impressed by manicured boxed hedges, landscaped lawns and bespoke fencing at the gate hinting at the fastidious level of presentation to be discovered within. Stylish stone island, 5 burner gas hob, custom cabinetry and walk-in pantry showcase a kitchen designed with the serious chef in mind. Entertainers will love choices of conjoined and separate formal and casual hosting spaces under 2.7m ceilings. Timber decking with perimeter seating promotes full-on sun for outdoor living and dining augmented by a separate detached covered pergola for a cool and shady alternative. There is storage galore and all bedrooms have large wardrobes while the master bedroom has a walk-in wardrobe and tiled ensuite which includes dual basins for the ultimate in his/her convenience. The main bathroom sports a glass shower, separate freestanding bath and independent toilet with handbasin. The large internal double garage has concealed pull-down stairs in the ceiling accessing an attic with a huge abundance of extra storage. Three heat pumps and insulation unite with double-glazing for superior heat retention and sound management while insect screens in select zones means you can keep the doors open for cool, circulating fresh air. Easily cleaned interiors with central-vac are complemented by low-upkeep brick exteriors on a 686sqm title close to the new North Hamilton Hub plus zoning for Te Ao Marama School and Rototuna Junior & Senior High. Extraordinary with as-new glory exceeding all expectations on coveted Audrey, this home is surrounded by homes of the highest calibre in a sought-after subdivision - talk to Team Jack for viewing details. For an information pack, copy and paste the below link on your web browser: <https://www.propertyfiles.co.nz/property/645310004>

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Land area	686 m ²
Floor size	244 m ²
Rateable value	\$1,020,000
Rates	\$5,275.37



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