



12 The Rocks, Flagstaff

Striking an instant chord for its contemporary styling, easy care aspects and secure, prestigious location, this home has the edge on modern living. Its well-considered design delivers the quintessential indoor-outdoor lifestyle where residents simply peel back the floor to ceiling doors, relax in the courtyard, and enjoy the ambient environment. The large, wrap-around courtyard is a great place to connect with friends and its north-facing orientation makes it invitingly warm. Hosting is made easy thanks to a high spec kitchen with a six-burner Smeg gas oven and a walk-in pantry. Accommodation wings on both sides of the open plan domain promise peace and privacy. Each has a bathroom. Very well packaged, the home has tinted double-glazing, a heat pump, two TVs, and a double internal carpeted garage with attic storage. It is on fibre broadband. The grounds are neatly landscaped and palm trees give a tropical feel. There is a garden shed and good off-street parking. Homeowners who value their leisure time and enjoy weekend getaways are afforded great peace of mind with this tidy, low-demand home in Flagstaff's gated Durham Heights community off River Road. Call Melissa Wilton for your appointment to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/678440003>

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Land area	462 m ²
Floor size	160 m ²
Rateable value	\$1,075,000
Rates	\$3,813.00



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