



📍 81 Roy Hilton Drive, Flagstaff

4 bedrooms, 1 bathroom, 2 living areas

All the benefits of a new build with none of the down-sides. Privately set back from the road in a premier subdivision this as-new 2016/17 build offers an incredibly elegant suburban retreat in a million-dollar Flagstaff street. 235 squares of modern interior space abundantly caters to daily living and entertaining requirements of the larger family with 4 bedrooms, 2 bathrooms and twin lounges opening to patio and easily managed 712sqm level lawns. The gourmet kitchen exudes quality with high-end appliances, bar-fridge, central island and scullery with convenience boosted by gas-cooking and hot-water. Bathroom and ensuite are notable for user-friendly functionality executed in tiles, glass and premium quality tapware and basins. Commanding attention from anyone considering building new and located in a maturing residential enclave in a price band that could not be replicated given the location, proportions and quality. See you at the open home or talk to Team Jack on 0800 TMJACK for a private inspection.

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|----------------|--------------------|
| Land area      | 712 m <sup>2</sup> |
| Rateable value | \$670,000          |
| Rates          | \$3,401.10         |



Jack Ramasamy

📞 07 853 0013

📱 021 229 9779

✉️ jack.ramasamy@lugtons.co.nz

🌐 <http://www.teamjack.co.nz>

