

## 52 Helen June Avenue, Flagstaff

A home and address to covet, this property has all the latest goodies to keep a family happy for years to come. Nestled amongst a raft of stylish houses just two minutes from Borman Village and Te Ao Marama Primary, the home has plenty of attractions on offer. Designed with function, flow and entertaining in mind, the internal layout enjoys a breezy openness yet maintains separation of rooms to give everyone space to breathe. Double glazed elements are boosted by fly screens and sliding doors that open to the sheltered portico, creating a continuous environment for indoor-outdoor living. Alfresco dining and relaxing are part of everyday life. The borderless kitchen/family pavilion reclines under a soaring ceiling; the dining area is deftly defined. A walk-in pantry, wall ovens, a gas hob, sleek handleless cabinetry and a central dine-at island make the kitchen work-friendly and sociable. There's a study for office and homework, and a cosy, comfortable second living space. Stylish tiled bathrooms serve the generous suite of family bedrooms. The laundry is separate and the triple garage has ample space for cars and extras. The final flourish is the landscaped environment, embellished by a water feature and screened from neighbours. Kids have room for backyard games and gardeners can potter about in the tinted glasshouse. Helen June Avenue is a prized pocket of north Flagstaff where residential, commercial and community growth augurs well for the future.

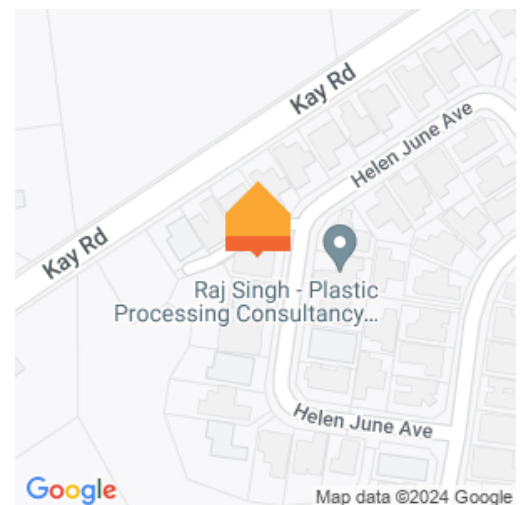
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Land area

684 m<sup>2</sup>

Rates

\$4,589.17



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