



Sold



12 Castleton Way, Flagstaff

Situated in an upmarket Flagstaff cul-de-sac, this modern Linea and block home is all about family. The king of Castleton, the property enjoys an elevated position at the top of the quiet street where it attracts views of the city and Te Uku Wind Farm. Built in 2011 and recently repainted and newly carpeted, the home maintains a contemporary vibe through its restful grey tones. The floor plan is robust, with four bedrooms and two bathrooms, the ambience is warm and friendly, and the design focuses on maximising the indoor-outdoor living experience. A large formal entry provides a big, hearty welcome, and is the perfect prelude to the family living zone, which is spacious and has room for everyone's activities. An engineered stone-top kitchen and well-appointed scullery take care of hosting duties. Beautiful outdoor paved living areas beckon for summer enjoyment and the kitchen's placement overlooking the patio creates visual cohesion and makes alfresco entertaining effortless. All bedrooms are generous doubles. Parents can relax in a large master suite occupying the full width of the house. Children have a study nook for homework. HRV and a heat pump keep the interior ambient throughout the year. The double garage is internally accessed and opens off the entranceway. Set on a large, trim-kept 823sqm section, this property is the complete family package, right down to its size, school zoning and location. Local amenities are walking distance and all levels of sought-after schools are handy.

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Land area	823 m ²
Floor size	229 m ²
Rateable value	\$1,300,000
Rates	\$4,686.00



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