



## 15 Achilles Rise, Flagstaff

4 bedrooms, 1 bathroom, 2 car spaces

You need to step inside to appreciate. Impressive in both its generous proportions and elevated position, this fabulous plaster over brick, home built by Downey Designer Homes provides a stylish sanctuary for spacious family living in a prime location. With separate formal living, stepping up into the kitchen/dining and second living area that opens out onto a spacious deck with views. The perfect spot to enjoy the sunsets, entertaining with family and friends, or just some quiet time with all day sun. Some of the features this home has to offer:

- Underfloor heating and the hot water - powered by the Solar Panels with electrical backup.
- Zoning for the underfloor heating
- Attic Storage with pull down ladder
- Fibre
- Irrigation to gardens
- Mature Fruit Trees
- Induction Hob
- 1.5 Oven
- Built in Microwave stays
- Situated in Cul-de-sac
- Vendor owned and occupied
- Zoned for high decile schooling
- Bathroom - tiled with water jets in Shower

Land area	779 m <sup>2</sup>
Floor size	245 m <sup>2</sup>
Rateable value	\$690,000
Rates	\$3,713.89



- Double bedrooms with good storage

- Linen Cupboard

- Separate Laundry

Something for everyone. Plenty to get excited about. See you at the open homes.  
Make no mistake this is truly a buyer delight with a neighbourhood that the  
current vendors have loved residing in. For more information - call me Heather  
on 0272392751 or 07 855 9636.



Heather Whyte

☎ 07 855 0550

📱 027 239 2751

✉ [heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)