



## 15 Miranda Place, Flagstaff

Built in 2015 by Armstrong Homez, your premium home optimises light and location to deliver a relaxed modern lifestyle that places your family in a quality, child-friendly neighbourhood in zone for high demand schools. Double glazed interiors sit under high stud ceilings and the living and sleep areas are peacefully separated. Your main activity hub is set on a stylish, easy care concrete aggregate floor that flows out to a private courtyard. Designed to entertain, your social, soft-close kitchen has a 900mm Smeg oven, gas hob and walk-in pantry. Easing off the entrance is a lounge that offers a great formal entertainment venue, relaxed retreat or media space. All bedrooms are double sized with good storage, including a walk-in robe in the master suite. Bathrooms are tiled and your double internal access garage is carpeted. A heat pump ensure an ambient year round living environment. Being on a slight elevation creates a panoramic aspect that captures views to Pirongia and the Te Uku wind farm. The quiet, safe cul-de-sac is a social gathering place for the neighbourhood children and in a convenient spot for commuters.

Land area

648 m<sup>2</sup>

Rates

\$4,471.29



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