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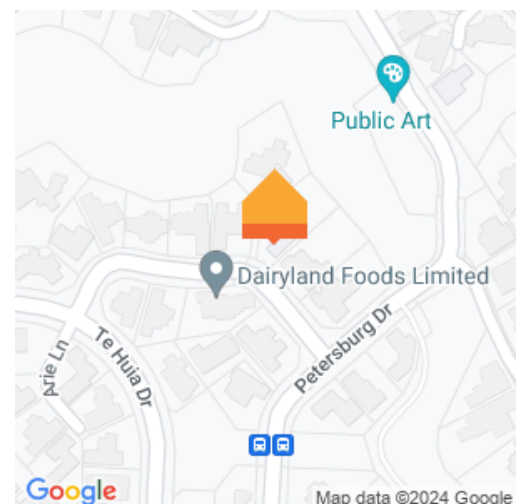


## 11 Karl Michael Crescent, Flagstaff

Superbly crafted to optimise a private 1757sqm site, your award-winning residence is a home of intentional design. Set down a long drive and nestled in nature, it backs onto Te Awa o Katapaki gully. Chic modern finishes, beautiful leafy vistas and a magical sense of seclusion create an exceptionally relaxed environment that caters for all generations. Your sun-loving, light-filled 346sqm retreat of distinction delivers indoor-outdoor living and entertaining in a layout highly suited to your large or extended family. Two families can easily dwell in peace and privacy under one roof. Built by Cambridge Homes, your bespoke home sits on a concrete block base, is double glazed and finely appointed. The design works with, rather than against, the contour of the section and the north-facing aspect means most rooms benefit from solar gain. So much is completed in double or triple-fold, including one kitchen upstairs and one kitchenette downstairs, living, decking and garaging. The effortless connectivity between internal and external spaces makes your home the perfect entertainer. Spacious kitchen, dining and living areas, all with picturesque outlooks, occupy the top-most level.



Land area	1757 m <sup>2</sup>
Floor size	346 m <sup>2</sup>
Rates	\$5,657.00



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