



Sold



## 16 Azimuth Place, Flagstaff

Sitting pretty on a picture-perfect site, this faultlessly presented home speaks volumes for family living. Safely positioned down a right-of-way at the end of a cul-de-sac, it affords good privacy, easy access onto Endeavour Park and a quick scooter to Endeavour School. The property displays pride of ownership and reaches out to a family requiring five bedrooms and two living options. The two level layout sees bedrooms and two bathrooms distributed on both storeys. The living and dining domain can be closed off or married with the kitchen and living zone for large-scale entertaining or family togetherness. Covered patios flank the main living area, providing an effortless indoor-outdoor lifestyle highly suited to summer entertaining. A louvred screen at one end encourages all-weather use. There is a separate laundry, a big linen cupboard and under-stairs storage, ideal for a wine cellar. The well-tended home, built in the 1990s, is accompanied by a double garage. It nestles on a 620m<sup>2</sup> fenced and manicured section adorned with picturesque gardens, trim hedges, citrus trees and mowing strips. Off-street parking is available. Lifestyle convenience is first-rate, with Flagstaff shops, river walkways, sports grounds and transport routes close by. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	620 m <sup>2</sup>
Floor size	190 m <sup>2</sup>
Rateable value	\$640,000
Rates	\$3,220.00



Melissa Wilton

☎ 07 853 0013

📱 021 157 3459

✉ melissa.wilton@lugtons.co.nz