



Sold



14 Admiral Crescent, Flagstaff

4 bedrooms, 2 bathrooms, 2 living areas, 1 garage

Full of family appeal, this easy-care brick and tile home in heart of established Flagstaff is handy to everything that makes the area so popular - Endeavour School, Flagstaff shops and amenities, Flagstaff Park, the river and transport networks. Ideally configured for a growing family, the home's flowing layout gives everyone room to spread, space for their own activities, and opportunities to enjoy time together. What family doesn't appreciate two living areas! Kitchen and living are a vibrant open plan, and the dining area and lounge are warmly fused. The layout is flexible and adaptive to owners' needs. The family zone spills seamlessly onto a covered patio, perfect for alfresco relaxation and entertaining. Sitting outdoors gazing over the lawn and landscaped gardens is a simple, satisfying pleasure. Four spacious bedrooms, including the master with an ensuite and walk-in robe, ensure ample accommodation. Toilet and main bathroom are separate, and the laundry is recessed into the deep, double garage. Ducted gas heating and HRV keep the interior ambient throughout the year. Lights are mostly LED, storage is plentiful, and the front door has a security screen. Built in the 1990s, the well-maintained home, nestled on a child-friendly 768sqm section, has only had two owners during its lifetime. Property Files Link: <https://www.propertyfiles.co.nz/794790003>

Land area	768 m ²
Floor size	219 m ²
Rateable value	\$1,175,000
Rates	\$4,500.00



Call Melissa Wilton for further information or to view on 021 157 3459.



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