



📍 81 Roy Hilton Drive, Flagstaff

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All the benefits of a new build with none of the down-sides. Privately set back from the road in a premier subdivision this as-new 2016/17 build offers an incredibly elegant suburban retreat in a million-dollar Flagstaff street. 235 squares of modern interior space abundantly caters to daily living and entertaining requirements of the larger family with 4 bedrooms, 2 bathrooms and twin lounges opening to patio and easily managed 712sqm level lawns. The gourmet kitchen exudes quality with high-end appliances, bar-fridge, central island and scullery with convenience boosted by gas-cooking and hot-water. Bathroom and ensuite are notable for user-friendly functionality executed in tiles, glass and premium quality tapware and basins. Commanding attention from anyone considering building new and located in a maturing residential enclave in a price band that could not be replicated given the location, proportions and quality. See you at the open home or talk to Team Jack on 0800 TMJACK for a private inspection.

Land area	712 m ²
Rateable value	\$670,000
Rates	\$3,401.10



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