



4 Gyll Close, Flagstaff

Possessing everything a growing family desires, this easy-care, four-bedroom home meets modern living needs and location expectations. Tucked peacefully in a Flagstaff enclave off Borman Road, the well fenced property has a good sense of privacy and excellent proximity to north city schools and the new town centre. Te Ao Marama Primary is less than 1km away and Rototuna high schools are five-minutes by car. The modern brick home draws on a palette of low maintenance materials and has a clear focus on indoor-outdoor living. Both the family domain and master suite open onto a sun-drenched courtyard. Guests can be immediately ushered into the lounge off the entranceway or step through into the socially embracing family living zone. Each bedroom has good storage space, and the master has a walk-in robe and ensuite. The laundry is recessed into the double internal access garage which has accessible attic storage. HRV, a heat pump and panel heaters ensure year-round comfort. There is ample off-street parking, gated parking for a boat or trailer and plenty of space for outdoor games and gardens. For an information pack, copy and paste the below link on your web browser: -

<https://www.propertyfiles.co.nz/property/CE17985>



Jono Ng

☎ 07 853 0013

📞 021 231 3031

✉ jono.ng@lugtons.co.nz

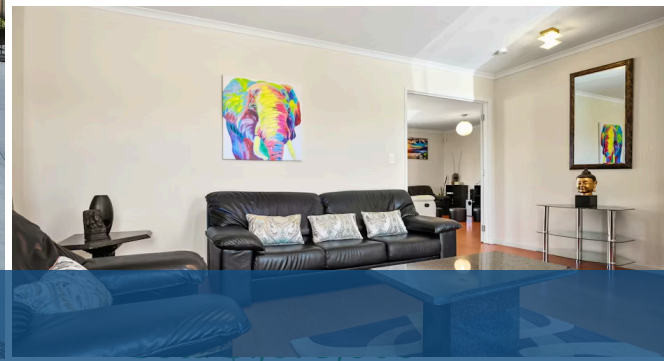
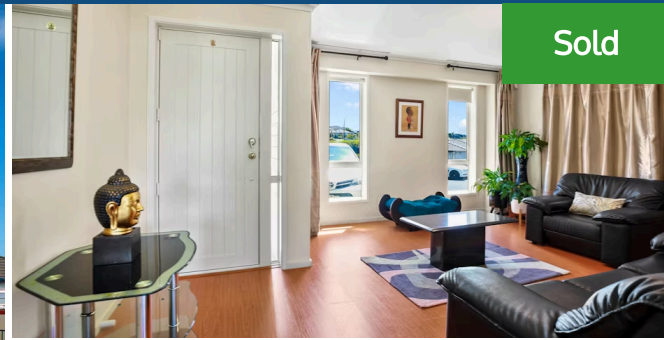


Aman Sadhra

☎ 07 853 0013

📞 021 192 2356

✉ aman.sadhra@lugtons.co.nz



Land area	562 m ²
Rateable value	\$710,000
Rates	\$3,892.49

