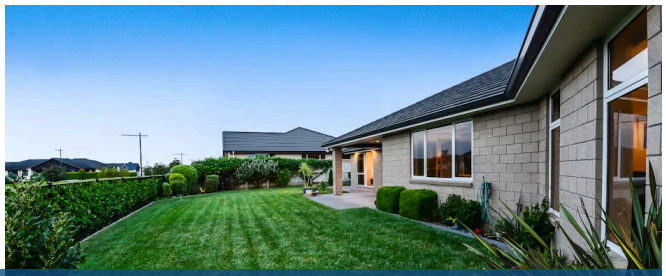
Lugtons

Your home is worth more with Lugton's



13 Roy Hilton Drive, Flagstaff

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As abundantly proportioned as it is elegantly appointed where relaxed indoor/outdoor living joins in seamless unity across a 270+ sqm approx. floor-plan reposed in one of Hamilton's premier postcodes. Scullery, stone-island and stainless appliances combine to create a stunning culinary experience in a chef-friendly designer kitchen. Integrated dining and family room promote natural host/guest sociability with twin sets of sliders flowing to a private patio and a separate lounge presents options for more intimate gatherings. Kids can surf the net under the watchful eye of the parents at the study alcove in the family room while a fifth bedroom located by the main entrance would lend well as an office for the home-based consultant. Family bedrooms position conveniently to a high-calibre main bathroom and the master features an exquisitely appointed ensuite and walk-in robe. Built by renowned Spitzer Brothers Construction executed in large profile brick and tile on a full sized 726sqm corner section replete with internal access double garage, low-care lawns and spacious rear yard. Softly lived-in by house-proud vendors and virtually unchanged since the day it was new. Simply exquisite and demanding a visit via the open-home or talk to Jack on 0800 TMJACK (865 225) to arrange a private inspection.

Land area	726 m²
Floor size	273 m²
Rates	$3,912.63

Jack Ramasamy
07 853 0013
021 229 9779
jack.ramasamy@lugtons.co.nz
http://www.teamjack.co.nz