

Your home is worth more with Lugton's







O 13 Roy Hilton Drive, Flagstaff

As abundantly proportioned as it is elegantly appointed where relaxed indoor/outdoor living joins in seamless unity across a 270+ sgm approx. floorplan reposed in one of Hamilton's premier postcodes. Scullery, stone-island and stainless appliances combine to create a stunning culinary experience in a cheffriendly designer kitchen. Integrated dining and family room promote natural host/quest 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.



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Land area 726 m^2 Floor size 273 m^2 Rates\$3,912.63

