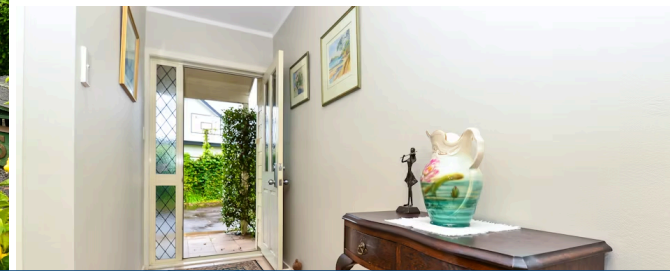




Sold



25 Azimuth Place, Flagstaff

Nestled in a family-friendly neighbourhood, this home rests easily in private landscaped surroundings. Safely positioned down a right-of-way at the end of a cul-de-sac, it affords good privacy, direct access onto Flagstaff Park and an encompassing sense of calm. Built in 1992 and carefully nurtured by one female owner, the home comes to market in excellent condition. The single level layout embraces a 185sqm (approx.) environment that features two separate living areas, three bedrooms and two bathrooms. Two sets of French doors allow the formal lounge to be shut if required. The family and dining room is an amiable light-filled zone that opens to a covered verandah and patio for an immersive indoor-outdoor experience. Ample bench and storage space are core values of the bright open kitchen. Bedrooms are double-sized retreats and the master comes with the full complement of walk-in robe and ensuite. Its restful ambience is enhanced by a big picture window outlook of the gardens. There is a generous separate laundry and internal access drive-through double garage that provides easy access into the grounds. Storage is plentiful throughout and the central vac system is a handy inclusion. Heating and hot water are on gas. Flower gardens, shrubs and well-established trees festoon the charming 712sqm section, which has loads of parking and easy vehicle manoeuvrability. Children and the family dog will love having the park as a backyard extension. Endeavour School is a two minute walk or quick scooter. Lifestyle convenience is first-rate, with Flagstaff shops, river walkways, sports grounds and transport routes close by. For further information or to view please call Melissa Wilton on 021 157 3459.

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Land area	712 m ²
Floor size	184 m ²
Rateable value	\$670,000
Rates	\$3,312.00



Melissa Wilton

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