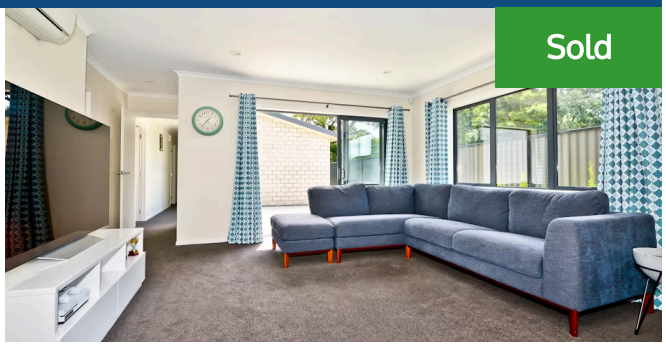
Lugtons

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41 Stan Heather Drive, Glenview

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Offering the look, feel and benefits of a near new build, this quality modern home has hardly been lived in. Better than brand new in many ways, it comes complete with soft furnishings, light fittings, a carpeted garage, heat pump and very tidy landscaping, including an appealing kerbside profile. It is a very easy dwelling to move in and instantly enjoy. Bathrooms are tiled and the ultra-modern kitchen features a walk-in pantry, sleek handle-less cabinetry, efficient gas cooking and the convenience of a wall oven. Designed as both a work and social space, the kitchen is a focal point of the open plan living zone. Accommodation presents a choice of three or four bedrooms, with the fourth located at the front of the home and ideally placed for an office should needs demand. The master bedroom has the full offering of ensuite and walk-in robe. There is good storage throughout, the perk of gas infinity hot water, and a sunny courtyard for outdoor entertaining in the fenced and private grounds, which are enhanced by a gully backdrop. With the emphasis on low maintenance, the home will suit a broad spectrum of buyers, from professionals and families through to empty-nesters wanting to downsize and make the most of their leisure time. In comparison to homes of a similar ilk, it outshines in terms of quality specs. The property lies in a new neighborhood close to early childhood, schools, supermarket and transport. Commuting to the CBD, hospital, airport, or Te Rapa should prove smooth sailing.

Land area	362 m²
Floor size	143 m²
Rateable value	$160,000
Rates	$2,171.00

