

RETREAT TO PRIVACY; LARGE FAMILY HOME

EXCLUSIVE



 4
BEDROOM

 2
LIVING

 2
BATHROOM

 2
GARAGE



14 Halcione Close, Flagstaff, Hamilton

This warm and sunny home has dining and lounge areas that can be easily rearranged to suit the season. The family room, complete with a living flame gas fire, becomes a cozy haven in winter. The kitchen, perfectly positioned to be the heart of the home, is ideal for hosting family and friends.

View on www.trademe.co.nz REF # SDRE196



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3D FLOOR PLAN

- Down ROW
- Fenced section
- Well positioned to natural light
- Recently refurbished
- Easy care brick cladding
- Open plan living area
- Open plan indoor-outdoor living
- Family friendly section

PROPERTY FEATURES

- Fixed floor coverings
- Light fittings
- Curtains/Blinds/Drapes
- Cooktop
- Wall oven
- Range hood
- Heated towel rail
- Ventilation system
- Garden shed

CHATELS

Land Value:	\$580,000	Lot:	26
Improvements Value:	\$495,000	DP:	65294
Capital Value:	\$1,075,000	Floor Area:	200m²
Rates:	\$4,807.75	Land Area:	902m²
		Age:	1990's

LEGAL DESCRIPTION

Method of Sale: Auction
Online via Apollo Auction
Wednesday, 11th September at 12 pm

 **View on TradeMe**
REF # SDRE196

For property reports and additional resources relating to this property please go to selldirect.co.nz or contact our Licensed Negotiator

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METHOD OF SALE

