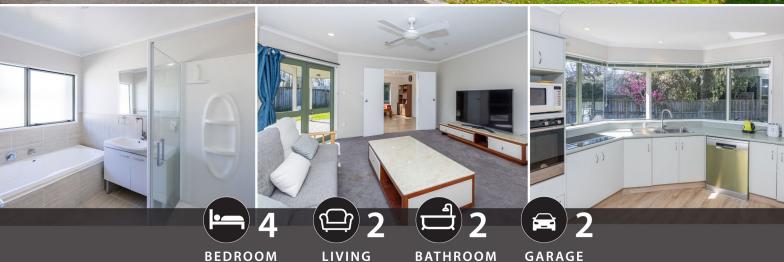
RETREAT TO PRIVACY; LARGE FAMILY HOME

E X C L U S I V E







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.



Sell Assist

Looking To Save Money On Agent Commission?

Sell Assist is New Zealand's premium flat rate Licensed Real Estate agency. We offer a fixed fee of \$14,995 plus GST (excluding marketing) on all sales New Zealand wide. With a lower commission you can sell faster, make more money and really maximise your sale. For more information please give us a call on 0800 735 534 or visit sellassist.co.nz.

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3D FLOOR PLAN

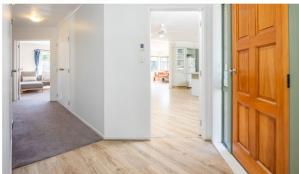
- Down ROW
- · Fenced section
- · Well positioned to natural light
- · Recently refurbished
- · Easy care brick cladding
- · Open plan living area
- · Open plan indoor-outdoor living
- · Family friendly section



PROPERTY FEATURES

- Fixed floor coverings
- · Light fittings
- Curtains/Blinds/Drapes
- Cooktop
- Wall oven

- · Range hood
- · Heated towel rail
- · Ventilation system
- Garden shed



CHATTELS

Land Value: Improvements

Value: \$495,000 Capital Value: \$1,075,000 Rates: \$4,807.75

\$580,000

Lot: **26** DP: **65294**

Floor Area: 200m²
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

CONTACT

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METHOD OF SALE

