



Flagstaff, 25 Batten Drive

Seriously Motivated Sellers

Location, content and convenience - my sellers have loved living here but a change in circumstances means their motivation to sell will see a new family enjoying this home with a perfect blend of luxury and functionality. Take comfort in the construction of the aerated concrete on a cavity for peace of mind.

You will be spoilt for choice of bedrooms, 2 of which feature their own ensuite. The modern, open-plan layout features a contemporary kitchen complete with a scullery. The adjoining dining space opens to a covered outdoor area perfect to enjoy al-fresco dining with friends and family. Over the coming winter months, you will not want to leave home with underfloor heating, a gas fireplace, and heat pumps strategically placed for optimal temperature control.

Plenty of extras here, so don't miss the chance to make this house your home, motivated sellers are eager to pass on to the next lucky owner.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
By Negotiation

View
ljhooker.co.nz/GZHYU

Contact
Aaron Davey
027 252 0077
aaron.davey@ljhooker.co.nz

LJ Hooker Hamilton City
(07) 834 1161
Specialist Marketing Limited

Call me today, because tomorrow might be too late!

More About this Property

Property ID	GZHYU
Property Type	House
House Size	275 m ²
Land Area	712 m ²
Licensed Real Estate Agents (REAA2008)	

Aaron Davey 027 252 0077

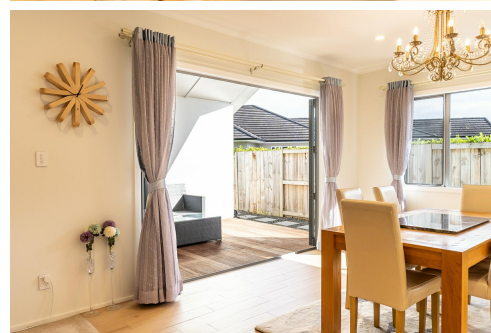
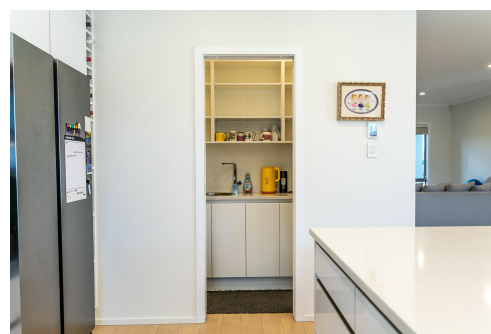
Principal / Managing Director / Salesperson | aaron.davey@ljhooker.co.nz

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