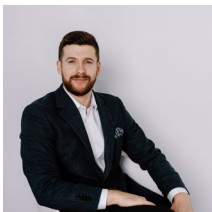


Effortless Flagstaff Living

9 Bellona Place
Flagstaff



Blake Agnew

Sales Consultant

021 195 0238

blake.agnew@lugtons.co.nz



Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz



About the Property —

Positioned on a freehold 688sqm section, this modern family haven is nestled in a peaceful cul-de-sac in ever-popular Flagstaff. Recently refreshed, this home is designed with comfort, space, and lifestyle in mind.

Step inside and discover four well-proportioned bedrooms, including a master suite complete with its own ensuite, while the family is well catered for with a full bathroom and separate toilet. A generous living area offers flexibility for entertaining, relaxing, or spreading out, all within a well-considered 170sqm floorplan.

The heart of the home is the open-plan kitchen and living zone that flows seamlessly to a large concrete patio with built-in seating – a perfect space to unwind or host summer BBQs while overlooking the good-sized backyard, ideal for kids and pets alike.

With cafes, great schooling, and Rototuna's shopping amenities just minutes away, this is a prime opportunity to secure a stylish and spacious home in a sought-after location.

Don't miss your chance to view – homes in this pocket don't last long.













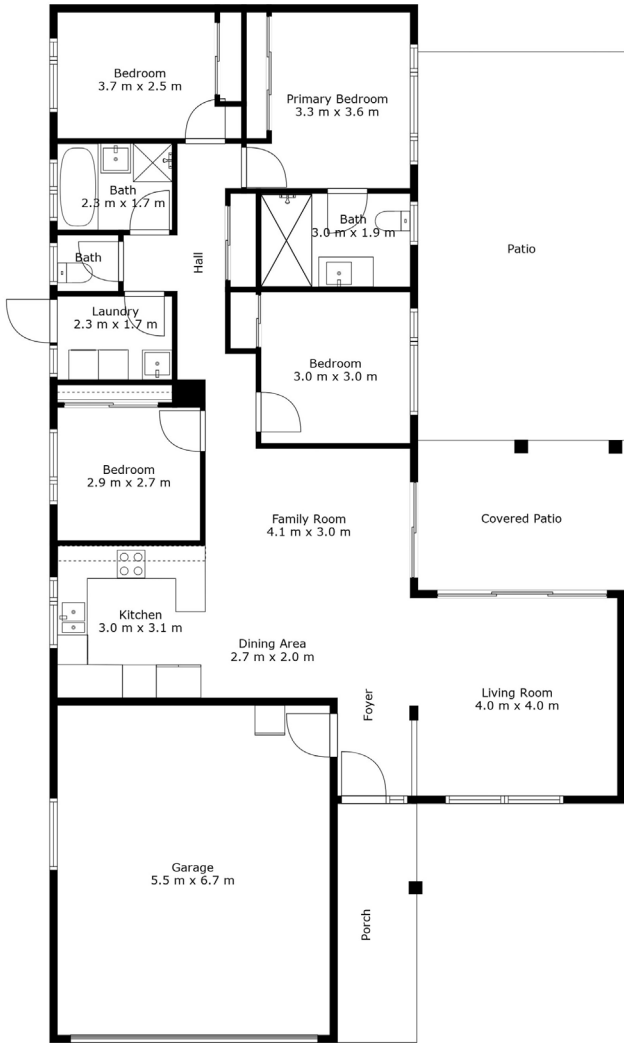






9 Bellona Place

Total Floor Area: 170 sq.m APPROX.



inHouse

This floor plan has been created by inHouse and are intended solely for marketing purposes, the floor areas mentioned also encompass the garage areas unless explicitly stated otherwise. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	90	Endeavour School	Flagstaff Park
Legal DP	DPS 81888	Te Rapa School	Discovery Park
Record of Title	SA64D/81	Fairfield Intermediate	Flagstaff Shopping Amenities
Land Area	688m²	Rototuna Junior High School	Rototuna Shopping Amenities
Year Built	1999	Rototuna Senior High School	The Base/Te Awa Shopping Centre
			Horsham Downs Golf Club
			Easy access to main arterial routes

Chattels

Dishwasher	Heat Pump	Cooktop	Bathroom Mirror
Fixed Floor Coverings	Curtains	Clothesline	HRV Ventilation System
Rangehood	Smoke Detectors	Washing Machine Taps	Bathroom Extractor Fan
Heated Towel Rail	Auto Garage Door	Garden Shed	
Light Fittings	Garage Door Remote x 1	Wall Oven	



Rental Appraisal —

9 Bellona Place Flagstaff

4 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 17 July 2025 and advise that the expected weekly rental return would be approximately.

\$750–\$770

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

Yvette McLean

Property Manager | 027 278 8257

**Property
Management**
by  **Lugtons**





Meet Your Sales Consultant —



Blake Agnew

021 195 0238 blake.agnew@lugtons.co.nz

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.



Meet Your Sales Consultant —



Terry Ryan

021 909 978 terry.ryan@lugtons.co.nz

Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result.

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.



Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.
Licensed under the Real Estate Agents Act 2008.

www.lugtons.co.nz | XR22060