

# A Contemporary Oasis in Flagstaff

379 Borman Road  
Flagstaff



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**T&H**

 **Lugtons**



## About the Property

4 BED | 2 LIVING | 2 BATH | 2 CAR

### 379 Borman Road Flagstaff

Experience the epitome of refined outdoor living at this distinguished Flagstaff residence. Built by Logan Homes this 258sqm abode basks in natural light and warmth, offering an idyllic sanctuary for modern living. The contemporary architecture, characterized by a mono pitch roof, designer bricks, Linea weatherboard, and tinted double glazing, exudes both strength and sophistication.

Recent enhancements to the property elevate its allure, with the introduction of state-of-the-art features. Among these additions is a cutting-edge louvre tech system, complete with electric blinds, ensuring customizable comfort and privacy at the touch of a button. Furthermore, a fully fenced section, complemented by an electric gate, enhances security and convenience, reflecting a commitment to elevated living standards.

Step inside to discover a haven of luxury and functionality. High stud ceilings amplify the sense of space, while on-trend decor, including captivating feature walls in the lounge and main bedroom, imbue the interiors with contemporary flair. The 3m high entrance seamlessly flows into the kitchen, dining, and family living areas, all adorned with noise-reduced engineered oak timber flooring, seamlessly connecting indoor and outdoor realms.

This meticulously crafted four-bedroom residence caters to both practicality and style. The kitchen, adorned with Caesarstone benchtops and a walk-in pantry, is a culinary haven equipped for everyday use and lavish entertaining alike. Elegant floor tiles grace the bathrooms and powder room, while upgraded underlay enhances comfort in the carpeted rooms. Double internal access garage, carpeted, add to the home's allure.

Thoughtful details abound, from the comprehensive lighting plan featuring LEDs throughout to the inclusion of exterior power points. A study nook in the family room fosters connectivity, while creature comforts such as heat pumps and gas infinity hot water ensure year-round comfort.

Outside, the landscaped grounds beckon with a raised vegetable garden and a 3mx2m Colorsteel garden shed. Ample parking is provided on the exposed concrete aggregate driveway. The crowning jewel is the outdoor entertainment area, boasting a Buschbeck Rondo Fireplace and built-in Gasmate four-burner barbecue, perfect for hosting gatherings and creating lasting memories with loved ones.





































## Legal Description

Lot 10	DP 397340
Record of Title:	388498
Land Area:	787m <sup>2</sup>
HCC Rates:	\$4411.07
WRC Rates:	\$908.56
Age:	2010-2020

## Chattels

- Electric Cooktop
- Pizza Oven
- TV Brackets x 3
- Dish Drawers x 2
- Automated Louvre Tech + Auto Blinds and remotes
- Fridge
- Heat Pump x 2
- Burglar Alarm with Built in Smoke Detectors
- Blinds
- Curtains
- Fixed Floor Coverings
- Garden Shed

### Excluded Chattels:

- Surround system and AV Unit
- Cameras
- Black Pots either side of Pizza Oven



## Local Schools

Te Ao Marama School  
Rototuna Junior High School  
Rototuna Senior High School  
Hamilton Christian School  
Waikato Waldorf School  
(Rudolf Steiner)

## Local Conveniences

Hare Puke Park  
Borman Road Village  
Borman Road Woolworths  
Rototuna North Library  
Rototuna Shopping Centre  
Chartwell Shopping Centre

# Rental Appraisal

**379 Borman Road  
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I have assessed this property on the 4th April 2024 and advise that the expected weekly rental return would be approximately.

**\$820 - \$860**

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**



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## Heather Whyte

**Sales Consultant**

027 239 2751

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"I entered Real Estate coming from a background of Sales and Hospitality Management. Over a 10 year period I enjoyed a successful sales career working with Blue Chip Corporates such as Lion Nathan and Coca-Cola Amatil. The training, high expectations and success I experienced with these two market leaders gives me the discipline and advantage to be on the front foot when it comes to selling, marketing and assisting you in your next property move."

### **My commitment to you...**

I appreciate every client is unique in their requirements and I want to ensure that your experience in what can be a very stressful process is an experience you will look back at favourably.

I am fortunate to be working in an industry that brings together two of my passions: People & Property.

Results orientated. I will help you negotiate to get the best possible price when buying or selling.

Sales and marketing skills honed by my experience in the corporate world.

### **I can help you take the next step...**

I can offer you a no-obligation current market appraisal of your home, including relevant information on recent sales within your area, current listings in your area and discuss different methods of sale; together we can find the best way to successfully market your home.





## Terry Ryan

**Sales Consultant**

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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.

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals

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.





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