

# Flagstaff Sunsets, Space & Style

1 Bosun Place  
Flagstaff



**Heather Whyte**

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## About the Property —

Perfectly positioned on a corner site overlooking the tranquil reserve and gully, this beautifully designed home delivers a lifestyle of ease, sunlight and sophistication. Crafted with aerated concrete construction for long-term durability and minimal maintenance, this is a home where weekends feel effortless and relaxation comes naturally.

Step inside to a generous entranceway that immediately sets the scene—expansive spaces, modern design and natural light streaming through every angle. The oversized open-plan living and dining area is the true heart of the home, anchored by a sleek contemporary kitchen featuring stone benchtops, double Bosch ovens and a superb walk-in pantry to keep everything neatly organised and within easy reach.

The second living room, complete with a gas fire, offers the perfect retreat for movie nights, quiet evenings or simply unwinding in comfort.

From the family living zone, enjoy seamless indoor–outdoor flow to the extensive decking, where the impressive Louvretec system creates an all-season outdoor room. This is the ultimate setting for year-round entertaining or relaxing on warm summer evenings while watching the sun dip across the reserve.

Accommodation is generous with five well-proportioned bedrooms, including a beautifully finished master suite with a fully tiled ensuite. The main bathroom echoes the same high-quality finish with floor-to-ceiling tiles and contemporary fittings. Storage is abundant throughout, and the home is equipped with double glazing, gas infinity hot water and excellent off-street parking.

Fully fenced and wonderfully low-maintenance, this property is an ideal choice for those wanting to reduce outdoor upkeep without sacrificing space or modern comfort. Zoned for highly regarded Flagstaff schooling at all levels, and moments from parks, shops and expressway access, convenience is effortless.

With an incredible position for enjoying afternoon and evening sun, this is a home that brings calm and comfort to everyday living. What a place to begin your next chapter.

















































1 Bosun Place

Total approx. floor area 243.7 sqm  
Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	16	Endeavour School	Flagstaff Park
Legal DP	DP 530058	Te Ao Marama School	Discovery Park
Record of Title	861251	Fairfield Intermediate	Flagstaff Shopping amenities
Land Area	698m2	Rototuna Junior High School	Rototuna Shopping amenities
HCC Rates	\$6429.98	Rototuna Senior High School	The Base/Te Awa Shopping Centre
WRC Rates	\$1006.00		Horsham Downs Golf Club
Year Built	2020		Easy access to main arterial routes

Chattels

Dishwasher	Auto Garage Door	Fireplace	Underfloor Heating in Both Bathrooms & Kitchen (as is - not used)
Fixed Floor Coverings	Garage Door Remotes x 2	Washing Machine Taps	
Rangehood	Drapes	Wall Oven x 2	Light Sensor in Hallway
Heated Towel Rails x 2	Induction Cooktop	Burglar Alarm (as is - not used)	Louvre Tech & Remote x 1
Blinds	Water Filter	Waste Disposal	Fridge/Freezer (plumbed)
Light Fittings	TV Bracket (media room)	Bathroom Extractor Fans x 2	
Heat Pumps x 2	Clothesline		





## Rental Appraisal —

### 1 Bosun Place Flagstaff

5 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 19 November 2025 and advise that the expected weekly rental return would be approximately.

# \$900–\$950

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



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Management**  
by  **Lugtons**



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## Meet The Team —



### Heather Whyte

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Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.



### 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.





## Blake Agnew

021 195 0238   [blake.agnew@lugtons.co.nz](mailto: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.



## Brooklyn Hayde

021 283 8222   [brooklyn.hayde@lugtons.co.nz](mailto:brooklyn.hayde@lugtons.co.nz)

Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.





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