

# 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.



















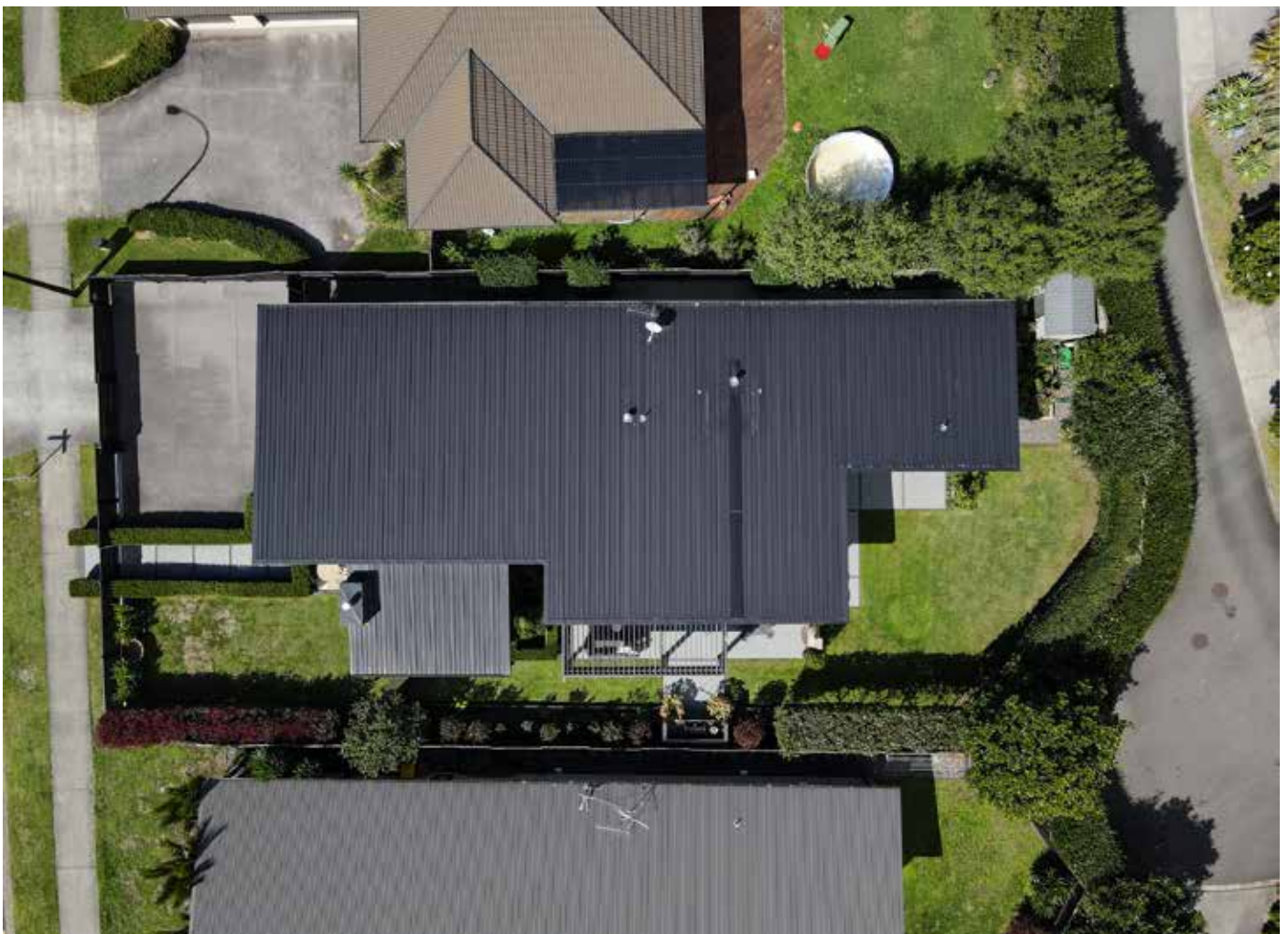


















## Legal Description

Lot 10	DP 397340
Record of Title:	388498
Land Area:	787m <sup>2</sup>
HCC Rates:	\$5138.80
WRC Rates:	\$936.54
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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## 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:

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- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals



## Heather Whyte



### Sales Consultant

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**"With a decade of experience in real estate and four years as a Selling Office Manager, Heather has become a trusted figure in the industry. Known for her transparency, commitment, and empathy, she has built a loyal client base through her dedication, expert knowledge, and astute negotiating skills. Her approach to marketing is uniquely effective, drawing on her keen eye for interior design to present properties at their best. Her open communication style and enthusiastic nature create a great synergy with clients, focusing on a seamless process."**

My knowledge of the local market, combined with a background in sales, marketing, and business management, allows me to offer a comprehensive view of the buying and selling process. I listen attentively to my clients' needs and work tirelessly to meet their objectives. When you're ready to navigate the real estate market, I'm here to guide you. Let's work together to achieve your real estate goals.



## Blake Agnew

### Sales Consultant

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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.



## Brooklyn Hayde

### Sales Consultant

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**"Proudly born and raised in Hamilton, I carry a good understanding of the city and its vibrant communities. With great people skills and a love for property, my focus is finding what's right for you. Drawing from my background in grocery sales, I have developed an ability to work effectively with buyers, ensuring a seamless and rewarding experience. "**

With a passion for precision and a commitment to unbiased service, Brooklyn is a dedicated buyer's specialist, striving to make your home buying journey smooth, seamless, and stress-free. Brooklyn understands that purchasing a home is one of life's most significant decisions. She takes the time to listen to your needs, preferences, and concerns, ensuring that every step of the process is tailored to meet your unique requirements.



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