# 2 MUNRO PLACE, FLAGSTAFF, HAMILTON, WAIKATO 3210










# SOLD

## MEGA ON MUNRO | THE BOXES ARE TICKED!

If more space is what your family needs, this could be the perfect next move. Positioned on a generous 913m² corner site, the vendors are lifestyle bound. This substantial home presents an exciting opportunity for a new family to settle in and make it their own.

At the heart of the home is the recently renovated kitchen, complete with a breakfast bar and an easy connection to the dining area and outdoor patio—ideal for summer barbecues and entertaining family and friends. Two separate living rooms provide flexibility for busy households, while direct access to the private backyard creates a blank canvas ready for you to create your own outdoor oasis.

Featuring four well-proportioned bedrooms, including a private master suite with a walk-in wardrobe and ensuite. A centrally located family bathroom completes the practical layout, making it well suited to growing families, guests or multi-generational living. The additional hobbies room, currently used as an office, offers flexibility for working from home or pursuing personal interests. A separate laundry with external access and a dedicated tool room add further appeal.

The impressive four-car garaging is a rare find and will be a major drawcard for car enthusiasts, tradespeople or anyone needing additional room for vehicles, recreational equipment and projects.

Beautiful Waikato River walks, convenient access to shopping, parks, local transport and key amenities. Zoned for Endeavour Primary, Fairfield Intermediate, Rototuna Junior & Senior High School.

Whether you are a growing family looking for room to expand, work from home, or simply want more space to enjoy, this is a true family winner you will not want to miss!

LM Realty welcomes conjunctional opportunities with all agents and their buyers.

Call Leon 027 389 4714 or Chane 021 204 3133 for more details.

*Floor / land areas have been sourced from Property Guru and/or LINZ. Purchasers should seek independent legal advice.

## 4 BED | 2 BATH | 4 CAR

PRICE:
$1,030,000

OPEN FOR INSPECTION:
N/A



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Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors.
All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.

BLUE EAGLE MEDIA

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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