



Sold



18 Argyle Street, Hamilton East

4 bedrooms, 1 bathroom, 3 toilets

In a primo spot for education, with Hamilton Boys High at the end of the street and private and public schools nearby, this home offers all the benefits of a central Hamilton East location. The interior reveals a large open plan family zone that encompasses kitchen dining and lounge. The dining flows out to the deck on the north side of the property for those alfresco dining occasions. All bedrooms are double, two of them owning an ensuite each. A large heat pump in the lounge keeps you cool in the summer and warm in the winter. Gas to the property aids with hot water and gas cooking in the large kitchen. The property presents well but there is plenty of room for you to add improvements and value. What you can't change is the location, walk to school, walk to town, bike to uni, this is a popular location and this property won't last.

Land area	653 m ²
Floor size	172 m ²
Rateable value	\$610,000
Rates	\$3,152.00



Graeme Rowe - Branch Manager

07 838 3800

0274 433 156

graeme.rowe@lugtons.co.nz

