



5 Bell Street, Hamilton East



Sold



Irresistible and sure to attract with personality-packed interiors wrapped in elegant vintage exteriors in one of Hamilton's original heritage neighbourhoods. Hot up your hosting with a funky galley kitchen with electric cooking interfacing through a huge servery window with combination lounge and dining and French Doors to decking for relaxed outdoor living. Central hallway connects four bedrooms and two bathrooms supported outside by a detached studio ideal as an office, sleepout or art-room. High ceilings, pendant lights and swathes of glowing native timbers nod to heritage-past complemented by trendy yet tasteful interior colour-coding all kept warm by two gas heaters. Perfectly positioned for growing families on a 526sqm fenced section with over-dimensional garage with side-space for a workshop in-zone for Hamilton Boys High and a 10 minute bike ride into the CBD or university. Exuding panache aplenty cloaked in character from the 1920s all presented to a standard nothing short of exemplary - call Jack on 0800TMJACK (865 225) or Arjun (021 259 6697) and check it with a private viewing if you can't make the open home. For an information pack copy and paste the below link on your web browser:-

<https://www.propertyfiles.co.nz/property/526910001>



Land area	526 m ²
Floor size	221 m ²
Rateable value	\$570,000
Rates	\$2,989.00



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