



54 Malcolm Street, Riverlea

Nesting in nature, this architecturally designed home is at one with the lush environment. Hidden from the road and enjoying an elevation over Hammond Park, the river and bush-clad west bank, it lies in one of Riverlea's most coveted locations. Developed over 24 years of continuous ownership, the home and native gardens have been a source of abiding joy to an environmentally-conscious couple. Having downsized, they invite new owners to enjoy their unique property, created in empathy with Hamilton's most diverse forest remnant just footsteps away. The recently re-stained cedar home has decks for lazing in the sun, entertaining and admiring the outlook and bird life. The alfrescoes are a seamless extension of the tiered interiors that sit under high-stud ceilings and are heated throughout by ducted gas central heating. Heat pumps are largely used for summer cooling. Ground level features a picturesque glass wall entranceway, a large double garage and workshop area, plus a spacious office, extra bedroom or second lounge. Independent access makes this room ideal for a home-based business. There is good off-street parking. Upstairs unfolds to a living domain deftly divided into lounge, dining and kitchen areas. The rimu kitchen has excellent pantry storage, a gas hob and Smeg oven. Bedrooms are peacefully positioned, particularly the master suite which opens to the rear gardens. Strategically placed skylights encourage light indoors and bi-fold doors create a seamless indoor-outdoor living environment. Other comforts include gas infinity hot water and tinted glazing on the home's north-face. The property is immediately available, very liveable and presents opportunities to add value. Zoning is for Hillcrest schools. Hammond Park has its own swimming hole and grassy reserve for picnics and dog walks. Riverlea is handy to state highways, shops, Hamilton Gardens, CBD and university.



Land area	950 m ²
Floor size	220 m ²
Rateable value	\$840,000
Rates	\$4,062.45



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