



📍 22 Amanda Avenue, Dinsdale

Now, it is your turn to love and enjoy this family home and popular location as much as my vendors have over the last 48 years. In a well-established neighbourhood and bordering the beautiful Bremworth Park. . . the home spreads over two levels and nestles comfortably into the contour of the 665m² section. This original 1970s home upstairs features four bedrooms plus an office area, and good-sized living, all boasting leafy green views. A warm fireplace provides heating throughout the cooler months. The kitchen and dining are light-filled, functional spaces with built-in dining seats offering additional storage. The separate laundry is conveniently positioned, and the shared bathroom is complete with shower, bath and separate toilet. The welcoming courtyard to the rear opens out to a mature garden with a variety of trees and large fenced pool area, heightened with the appealing parkland aspect. Sheltered in winter and the perfect playground in summer. Downstairs offers internal access garaging and basement with a large family rumpus/recreational room suitable for a children's playroom, teenager's zone, or a perfect work from home area. The perfect space for a growing family. Convenient under-house recess offers storage galore for bikes, hobbies, or household extras. With a little modernising, this home has endless possibilities with scope to add value or your own touches. Amanda Avenue is one of the best in Hamilton's west, with easy access to Dinsdale village shops, the stunning Raglan coastline, main arterials north and south and all parts of the city. Call me today for a viewing!

Land area	665 m ²
Floor size	170 m ²
Rateable value	760000
Rates	\$2,901.10



Download the property files here <http://propertyfiles.co.nz/property/673000003>



Hope Windle

☎ 07 838 3800

📱 021 0577 509

✉ hope.windle@lugtons.co.nz