



📍 5 Te Aroha Street, Claudelands

Auction 27th September 2023 at 12pm. Prepare yourself to fall in love with this iconic 1920s Arts and Crafts style home the moment you walk in the front door. Grand in size and totally unique in its' features you will be wowed by every aspect of this beautiful home. Situated just off River Road and within walking distance to the CBD, Parana Park and the beautiful Waikato River walks this perfectly positioned character home is sure to impress. The original character has been preserved throughout with Rimu floors and eye-catching ceiling details throughout. The formal fireplaces, stained glass windows and ornate joinery further compliment the timeless elegance on offer here. Morning sun floods in to the front porch and lounge, providing a perfect place for your morning coffee or breakfast (unless you want to walk over to the award-winning Kirk cafe). There is an easy flow through to the dining room and modernised kitchen. A gorgeous green stone benchtop is complimented by a large gas hob and quality appliances. The walk-in pantry with floor to ceiling shelving takes care of all your storage needs. The ground floor has a separate toilet and a good-sized panelled room which has historically been used as a professional room. Climb the stunning polished Rimu staircase to the upper floor atrium and you will find three further bedrooms, a bathroom with claw foot bath, and separate toilet. The master bedroom is expansive with plaster ceiling features and a generous side room for office or wardrobe. The nursery boasts a play room overlooking the back yard. The third upstairs room has a beautiful bay window looking out over the historic church. Outdoors is perfect for entertaining and family time with a much-loved children's play area and sandpit.

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Rateable value	1,370,000
Rates	\$5,115.13



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