



Sold



## 14 Young Street, Claudelands

Retro meets modern at your Kiwi classic in Young Street, Claudelands. The wide stately street is lined with mature trees, graced with character homes, and in a boutique area footsteps from Claudelands Park and Arena, Jubilee Park, and popular corner cafe at Five Cross Roads. Refreshed decor and brand new carpet create inviting interiors at your move-in ready bungalow. Extended over time, your character home contains three spacious bedrooms, including a master with an ensuite and walk-in robe. The modern kitchen, convivial dining zone and roomy lounge achieve a good balance of space for relaxed family living. There is gas heating in the lounge, a home ventilation system, dedicated office space and a small utility room. A covered verandah and a stand of olive trees give road frontage appeal in a street renowned for its convenience to parks, event centre, supermarket, eateries, private schools, CBD and transport systems. Hamilton Boys' High zoning is a further drawcard.

 3
  1
  2
 

|            |                    |
|------------|--------------------|
| Land area  | 677 m <sup>2</sup> |
| Floor size | 204 m <sup>2</sup> |
| Rates      | \$3,093.95         |



**Wei Sen Chow**

 07 838 3800  
 027 455 4477  
 [weisen.chow@lugtons.co.nz](mailto:weisen.chow@lugtons.co.nz)  
 <https://www.weisenchow.co.nz/>



**Richard Hartles**

 07 838 3800  
 027 3693 001  
 [richard.hartles@lugtons.co.nz](mailto:richard.hartles@lugtons.co.nz)  
 <https://www.weisenchow.co.nz/>