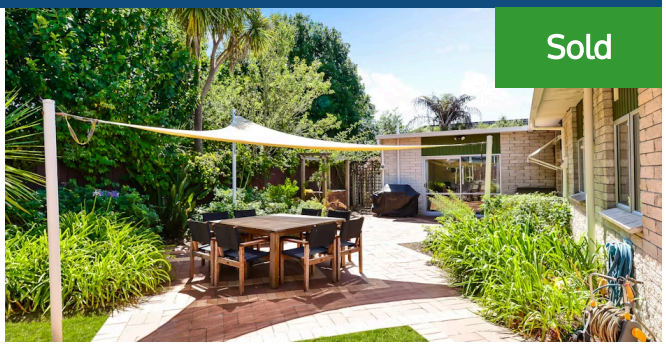
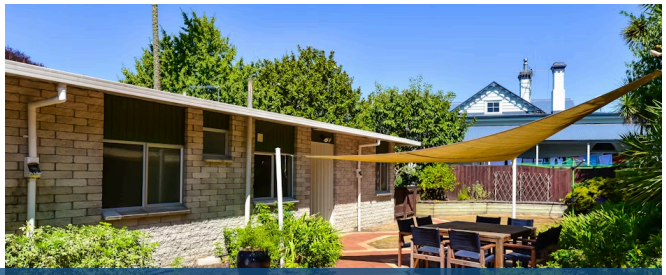
Lugtons

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8 Silva Crescent, Riverlea

Full of happy memories, this treasured family home has been in one careful ownership for over 35 years. It lies in Riverlea's leafy environs and is zoned for sought-after Hillcrest schools. The tidy home, which treats a family to two living options, three bedrooms, two bathrooms and double internal access garaging, has comfort as its very heart. Gas heating and a woodburner keep the interior toasty. Private outdoor entertaining areas nestle among trees and encourage relaxed living in the established grounds and fenced backyard. A sense of sanctuary pervades the property which is well-suited to a young family wanting to nurture their children and provide them with a full range of education, from pre-school to university. The home is part of the popular Silva Crescent neighbourhood handy to Hammond Park, one of Hamilton's most ecologically diverse reserves. Hillcrest shops, supermarket, schools and medical are nearby. The local swimming hole is an easy walk and the area has a real affinity with nature. Wrapped in quiet seclusion, ultra-handy to major transport routes and capable of adding value through modernisation, buyers have much to gain here.

3 2 2

Land area	658 m²
Floor size	210 m²
Rateable value	$680,000
Rates	$3,394.00

