



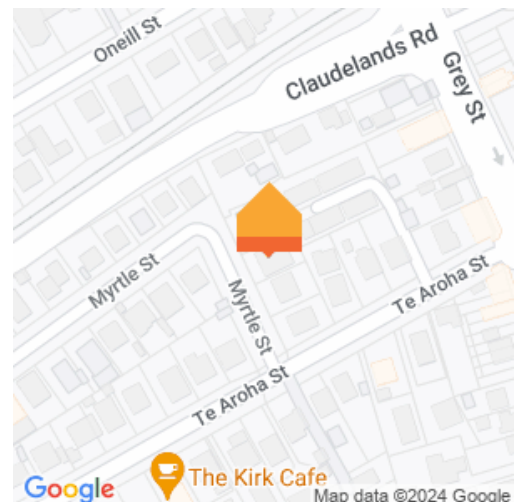
37 Myrtle Street, Hamilton East



This 1920s home is swimming in character and charm while offering a wealth of modern advantages. Its vintage vocabulary speaks of exposed rafters, leadlight adornments, dado treatments, bay windows and native timbers. There's a parlour room for pre or after dinner drinks, a formal lounge for entertaining and an open plan family domain for everyday living. The well-equipped kitchen can cater for a crowd and outdoor flow is seamless. Deck and bricked courtyards beckon for alfresco relaxation in the landscaped backyard. The home is beautifully crafted and has stood the test of time yet adapted to modern family needs. Its two bathrooms serve 3-4 gorgeous bedrooms. The spacious master has a jack and jill bathroom and all rooms encompass traditional features. A covered veranda opening to the generous entrance foyer provides a friendly welcome into the magnificent high stud interior. Underfloor heating, gas hot water and a pot belly stove in the kitchen ensure warmth, efficiency, and ambience. The separate auto garage is adjoined by an insulated shed/auxiliary room ideal for a studio, office, or sleep-out. The home sits on a gated, freehold site, attracts good sun, and has instant curbside appeal. Lifestyle convenience is hard to beat. Zoning is for Hamilton Boys' and Girls' High, and the CBD, local shops, eateries, river and Claudelands Event Centre are walking distance. Please Call Del Bredesen to arrange your private viewing time on 0226341066 or email del.bredesen@lugtons.co.nz. To download and access the property files, please copy and paste the link below into the URL:

<https://www.propertyfiles.co.nz/37MyrtleSt>

Land area 584 m²
Rates \$3,727.50



Del Bredesen

☎ 07 838 3800

📞 022 634 1066

✉ del.bredesen@lugtons.co.nz