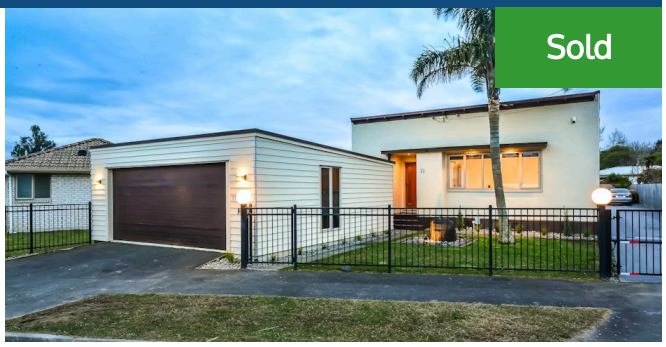
Lugtons

Your home is worth more with Lugton's







11 Park Terrace, Hamilton Central

This chic central city character home is a timeless classic with a fabulous contemporary twist. New decor throughout creates stylish modern interiors that encourage relaxation in an easy-care environment. The tastefully refreshed, recarpeted and double glazed home also boasts a transformed bathroom that is an area of luxury showcasing stylish products and full tiling. The redesigned 1930s stucco home features light-filled open plan living that intimately links with the outdoor entertainment zone and newly landscaped grounds via bi-fold doors. Expansive north-facing decking provides superb opportunities for outdoor living in a private setting. From morning coffee to late-night barbecues, the large deck is highly accommodating. The sleek stone-look kitchen is a quality work station with a 900mm oven and gas hob, two sinks, and upgraded tapware. This room integrates seamlessly with the open living zone to provide a very warm and convivial area to enjoy with friends and family. Three bedroom accommodation includes a master with a restful outlook over nature and a queen bedroom with external entry. There is a separate laundry, a garden shed, and a carpeted double auto garage with extra room for toys and tinkering. The home is alarmed and offers the comforts of DVS and a heat pump. It is fully fenced, has a coded gate entry and presents an attractive street frontage in a small exclusive cul-de-sac opposite Graham Park. A water feature and uplit palm enhance kerbside aesthetics. Delivering uncompromising style and integrity in a brilliant central enclave, the home is superbly located for lifestyle attractions including river, lake and cafes, as well as practicalities such as shops and supermarkets, and Hamilton West School, which is a short stroll. Another big drawcard is the close proximity of Waikato Hospital and the CBD.

3 1

Land area	400 m²
Rates	$2,590.87





Chip Humble
07 855 7510
0274 752 349
chip.humble@lugtons.co.nz