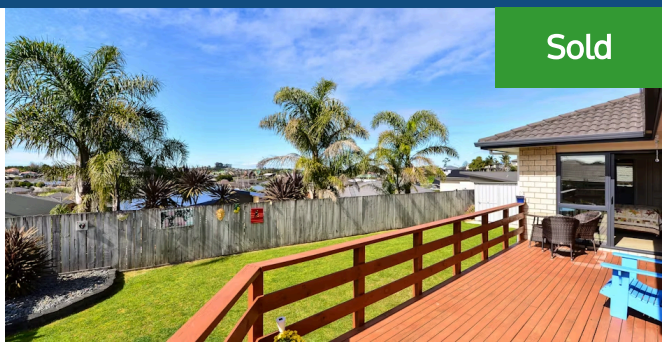
Lugtons

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9 Sharaleigh Place, Grandview Heights

4 1 2

Brimful of family-friendly features, this well-presented double glazed brick home enjoys an end of cul-de-sac setting with elevated district views. Built by Golden Homes as a design build for the current owners, the tidy residence has been in one careful ownership since new. These owners are now moving north for retirement and offer their wonderful family home to the market. Part of the Grandview Heights landscape, the easy-care dwelling is a quality package containing all the must-haves for modern family living. The single level layout delivers two separate living areas, including an open concept family hub comprising kitchen, dining and lounge. These living areas connect and flow on from each other to create spaces for entertaining, privacy and relaxation. The communal family zone spills onto a scenic sun-dappled deck which has a laid back feel and encourages outdoor living. A gas hob, wall oven and dine-at breakfast bar feature in the central kitchen. Four bedroom accommodation includes a master with ensuite, walk-in robe and deck access. There is an office nook, separate laundry and a double internal extra-length garage with loft storage. Creature comforts include a heat pump and gas hot water. A large forecourt provides ample parking and is ideal for ball games and skateboards. The grounds are trim-kept and optimise the elevated outlook. Rakautahi Park and Hamilton Zoo are nearby for family outings, and State Highways 1 and 23 are handy for commuters. Call Melissa Wilton to view today on 021 157 3459.

Land area	704 m²
Floor size	230 m²
Rateable value	$530,000
Rates	$3,172.00





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