Lugtons

Your home is worth more with Lugton's







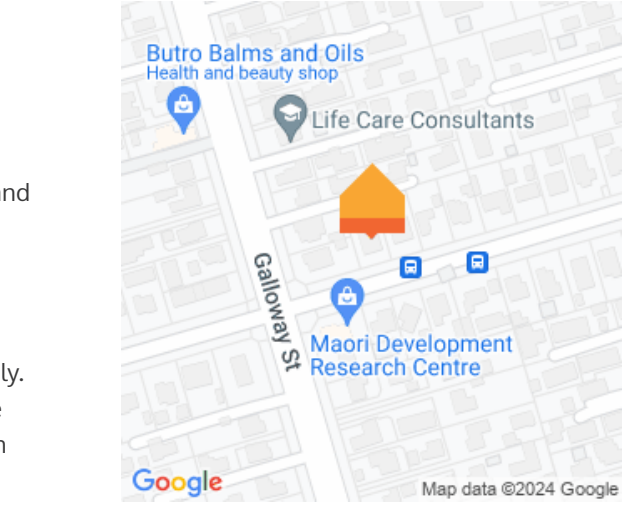

# 63 Brookfield Street, Hamilton East

2 1 1

Bring your imagination and an open mind here! This 189sqm 1950's character home delivers opportunity and options; do the work and reap the rewards. Potential for three bedrooms + nursery or office - let me tell you how! Inside the home are two large double bedrooms, plus a cosy room perfect as a nursery or office. Outside, connected to the garage is a large room, perfect as a teenagers retreat, a second lounge, or maybe a rumpus room?

| | |
|---|---|
| **Land area** | 670 m² |
| **Rateable value** | $490,000 |

The abundance of French doors is something truly special, featured in the spacious lounge and dining area. Enjoy loved ones chatting over the breakfast bar in the large kitchen, which comes complete with dishwasher, electric hob and under-bench oven. Other features of this home include family bathroom, separate laundry, HRV system and huge garage, perfect for those that love tinkering with cars. Set amongst mature native trees on a fully fenced section, zoned for Hillcrest High School, and a fine selection of great primary schools, makes purchasing this lovely old lady a good choice for the future of your family. Bring your handyman and some design flair, you can remodel, repair, renovate and rejuvenate this Cinderella in time for the ball. Homes like these don't often come to the market, so get in quick!






Tina Cuthers
07 838 3800
021 959 915
tina.cuthers@lugtons.co.nz