



📍 28 Kakanui Avenue, Hillcrest



Sold



4 bedrooms, 1 bathroom, 1 car, 1 kitchen



Bold and beautiful, this stylishly-revived home is all clean lines and minimalist appeal. Simplicity and function are at the heart of the design, and the child-friendly Hillcrest street near Waikato University is a family favourite. There's no going past the home's high-spec fit-out which speaks of relaxed contemporary living. Not only does it have a tasteful modern dress code, this light-filled delight employs a number of fantastic features to enhance liveability. Leafy scenic views do much to elevate the mood and a hefty dose of warmth, textures and native timbers adds depth. A private garden entrance, feature hallway and mono-pitch ceilings in both lounge and kitchen boost the architectural aesthetic. The spacious step-down lounge, crisp white kitchen and huge sunny deck capture panoramic views that can't be built out. Two kitchen skylights flood the area with light, while heat pumps, double glazing, gas hot water and gas cooking deliver everyday efficiency. Four double bedrooms, an upgraded bathroom and three toilets mean this home is serious about family comfort. Completed in the last year or so, the upgrade was a meticulous undertaking involving a new roof, spouting, LED lighting in the new areas, and internal make-over. A small separate studio with power supply and separate tool shed at the rear of the 726sqm section round out this very desirable package. A family has easy accessibility to Hillcrest's range of schools and just a five-minute walk to the university. Call Terry today to view this property or visit www.terryryan.co.nz to download any further information you require.

Land area	726 m ²
Rateable value	\$810,000
Rates	\$3,557.99



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