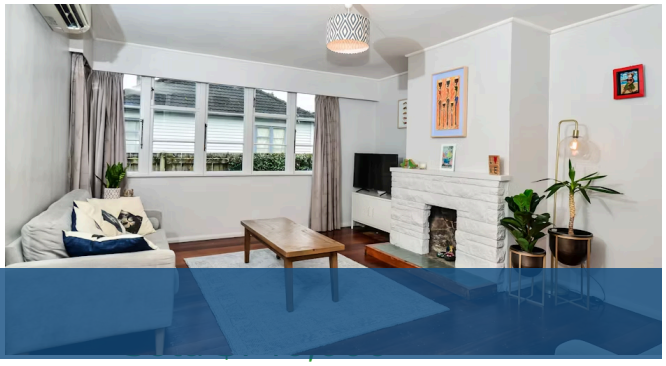
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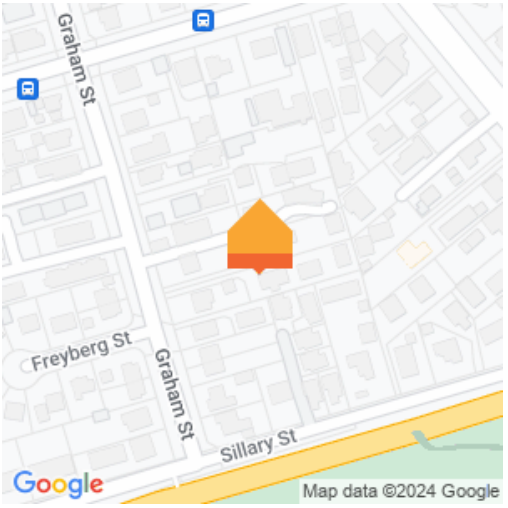


14A Graham Street, Hamilton East

Part of the Hayes Paddock community, this tidy weatherboard home blends into the iconic character neighbourhood. Packing in four bedrooms, it speaks to a growing family, and has great entry-level and investor appeal. The central Hamilton East location is a big drawcard. A vestibule entry eases into the open lounge that spreads its wings into the dining and kitchen areas. The floor plan is neatly arranged and the laundry is a great size for a family. An auxiliary shower room at the rear has potential but needs work. Insulation, a home ventilation system, heat pump and gas hot water create a warm, ambient, and well-functioning interior. Children and pets can roam freely in the fenced backyard. Peace of mind is also afforded by the property being tucked off the street. The grounds are thoughtfully landscaped and the garden shed is a welcome inclusion. There is good off-street parking. The location provides obvious gains, including Hamilton Boys' High zoning, easy accessibility to Hamilton East culture, Hamilton Gardens, Wellington Street beach, the CBD and major transit routes. To download the property files please copy and paste the link into your browser: http://www. propertyfiles. co. nz/property/14agrahamstreet

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Floor size	117 m²
Rates	$3,173.00





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