



Sold



📍 6a Bains Ave, Hamilton East

Quietly nestled in a tree-lined street of Hamilton East is this well-presented three-bedroom home offering a fantastic prospect for first home buyers, small families, couples or investors alike. Zoned for excellent schools including Hamilton Boys and Hamilton Girls High and located within close proximity to Claudelands Event Centre, Ruakura industries, Waikato University and the CBD. Welcoming living area flows effortlessly through the sliding doors to the front verandah, a perfect place to sit and enjoy the sun while the kids play in the front yard. Well-kept and practical kitchen with the dining area adjacent. Three great sized bedrooms all with wardrobes and good storage options throughout. External sleep-out is a versatile space which could be utilised as a teenager retreat or rumpus room. Heating consists of the heatpump and HRV system to provide heating and cooling that will keep you comfortable all year round. Freshly painted throughout, double garage and internal laundry. An opportunity not to be missed in this ultra-convenient and central location.



Floor size

128 m²

Rates

\$2,544.00

**Jamie Barakat**

📞 07 853 0013

📱 0274 285 426

✉️ jamie.barakat@lugtons.co.nz