



## 18 Gilbass Avenue, Hamilton Lake

Big is a word that would comfortably describe this wonderful family home perfectly positions to enjoy the many attractions the Hamilton lake area offers such as parkland, lake side walks and close proximity to the hospital, good schooling and central city. It's a home that will appeal to families, investors, hospital staff and even those considering operating a home based business. Built in 1974 and situated atop a private drive way, the home is still owned by the original owners who took plenty of pride in assisting with the design process. Once inside you'll find the upstairs consists of four generous bedrooms, master bedroom with ensuite and walk in wardrobes, large main bathroom, very spacious lounge and a separate dining area along with a well designed kitchen with all the modern conveniences. A covered north facing deck off the living area with wonderful elevated views that will surely become one of your favourite places all year round. Downstairs it's all about space with large garaging along with an area containing a shower, toilet, lounge and covered barbecue area that the owners have enjoyed an extra income from through booking. com averaging three nights per week at \$130. 00 per night. Outside it's relatively easy care. You're certainly going to enjoy the produce from the massive avocado tree along with plenty of selection from the lemon, peach and guava trees and the split level back yard makes a great play ground for the kids. There's also plenty of parking for several cars or boat campervan or trailer. Other notable features include: a new colour steel roof, WI-FI, Solar panels, upgrading of the deck area, ceiling insulation replacement, HRV system and heat transfer system, gas central heating along with a fire place and of course the spa pool.



Land area	827 m <sup>2</sup>
Floor size	260 m <sup>2</sup>
Rateable value	\$730,000
Rates	\$3,600.68

