



Sold



📍 2A Ramsay Street, Frankton

2 bedrooms, 1 car, 1 bathroom

Proudly presented to you by Nick Earney - Lugtons Real Estate. Set behind classic white picket fencing, you'll feel the ambience of this home before you even enter the property. A classic walkway and an easy manicured section ensure the home remains the highlight. Stepping inside you'll immediately enjoy the traditional hardwood flooring and notice the open plan living in the main area of the home featuring a log burner, bay window and French doors to the private back yard - all authentic to the character era of this home. The main hallway connects this area to the two generously sized bedrooms and the bathroom. Whilst keeping true to its origins, the home also offers many tastefully added modern comforts such as LED lighting, 2x heatpumps, an air transfer system and alarms. Not to mention the near new kitchen and scullery, installed in 2021. Detached garaging ensures an abundance of room for vehicles, toys or tools. It's the small details that matter and you'll find them in abundance at 2A Ramsay Street, Frankton!

This property is zoned for Frankton School and well placed for Aberdeen School & St Columba's Catholic School. It's just a few hundred metres to bus routes and moments away from the Dinsdale Shopping Centre and Greenwood Street restaurants. It's also a short and easy commute to the Waikato Hospital, the Hamilton Lake and the CBD. Property files available here: <https://www.propertyfiles.co.nz/property/742980003>

Floor size	98 m ²
Rateable value	\$620,000
Rates	\$2,743.00



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