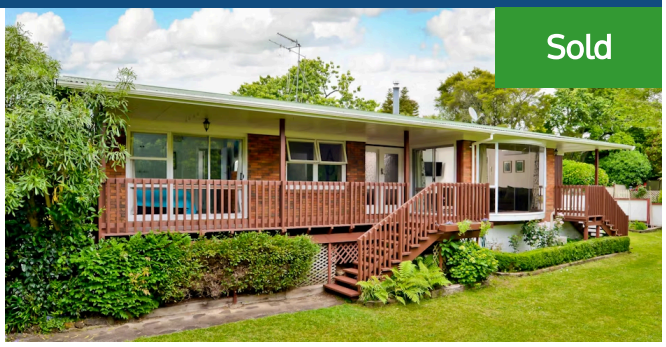
Lugtons

Your home is worth more with Lugton's





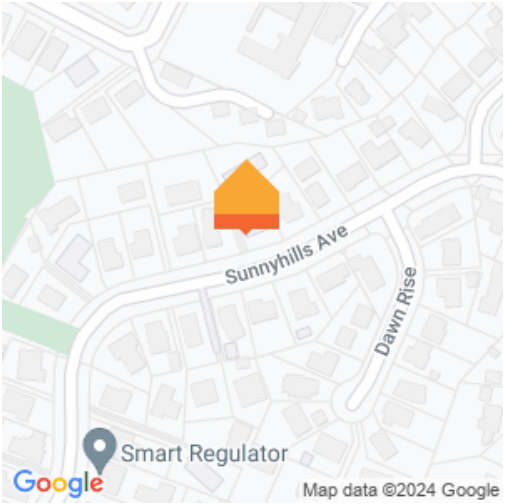


30 Sunnyhills Avenue, Glenview

4 1 1

Land area	1150 m²
Floor size	220 m²
Rates	$3,123.16

Nestled in nature, this family home provides private country-like living in an urban setting. Peacefully set on a traditional Kiwi quarter acre (1150m2 approx), the secluded four bedroom dwelling is a relaxed retreat to come home to at the end of a busy day. You can kick back on the covered decks and watch the kids play on the lawn or adventure in the gully. A big curtain of bush greenery provides a restful aesthetic to your day-to-day living and adds a lush backdrop to both indoor and outdoor entertaining. A large curved floor-to-ceiling picture window in the lounge frames the outlook. All bedrooms are double sized, quietly segregated from the living areas, and with the master opening onto a broad sheltered deck and views of nature. The home sits on double internal access basement garaging and has ample under-stairs storage, a utility room and workshop area. There is good off-street parking, handy vehicle/trailer access onto the back lawn and two entrances into the gully wonderland, which bordered by a small stream. Creature comforts include a logburner, plus fairly recently installed HRV and a heat pump, all of which enhance your living experience. The carpet is only two years old. Leafy elevated Sunnyhills Avenue is a no-exit road that links with Resthills Park where dogs can be exercised. Glenview Shopping Centre is walking distance via the park. The area is popular for its easy access to Waikato Hospital, Hamilton Airport and State Highway 3. Glenview is a family-friendly suburb with good childcare facilities, local schools and a well-used community hall. Call Chip on 0274 752349 or Rose 027 2772 636 for your private viewing or for further information.





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