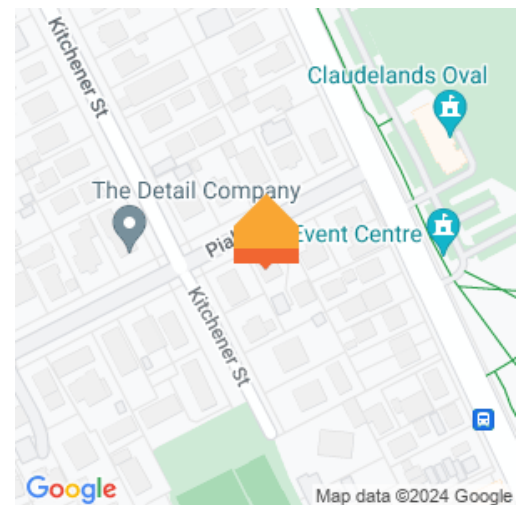




38 Piako Road, Claudelands

This Claudelands classic is a stunning celebration of light, style and character. Built circa 1910-1919, the home delivers a superb balance between traditional period detailing and a modern living environment. It is beautifully presented, instantly appealing and in a great location for preferred schools. The move-in ready bungalow, which sits on a landscaped 612m² mature section, has been renovated with taste and integrity. Bedrooms and lounge ease off a central hallway. Sun-drenched open plan kitchen and dining sit at the rear of the home in a family zone that accesses a private entertainment alfresco and deck running the full width of the home. Period features embellish the ambient interiors and polished native timbers provide a healthy rich glow. A claw foot bath enhances the character of the bathroom and an ornamental fireplace in the lounge keeps the past alive. There is a separate laundry, a single garage and the home was repiled 18 years ago. A heat pump has been installed for year round comfort. The driveway and forecourt are sealed and gated, allowing children and pets to play safely in the secure, trim-kept grounds. One of the Hamilton's oldest suburbs, Claudelands has a large number of bay villas and bungalows dating from the late 19th and early 20th centuries. The unique character of the area has been deemed worthy of preservation by the Hamilton City Council. Linked to the central city by the Claudelands Road Bridge, Claudelands is home to Claudelands Park and Arena, Jubilee Park and trendy eateries. Much of this central suburb is walking distance to the CBD. The family-friendly neighbourhood lies in zone for Hamilton Boys' and Girls' High, Hamilton East School, Marian Catholic School and Peachgrove Intermediate.

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| Land area | 612 m ² |
| Floor size | 146 m ² |
| Rates | \$3,086.00 |



Melissa Wilton

☎ 07 853 0013

📞 021 157 3459

✉ melissa.wilton@lugtons.co.nz