



Sold



## 54 Plunket Terrace, Hamilton East

Hayes Paddock character and convenience make this property a great buy. Positioned at the cul-de-sac end of the terrace, the home nestles on a leafy freehold site with views over the street and a private entertaining area at the rear. It sits atop a full height basement housing the laundry, workshop space, a woodshed and abundant storage. Upstairs reveals two double bedrooms, a bathroom and separate toilet, a sunny office or 3rd bedroom and a light-filled lounge. The combined kitchen/dining area is a funky hang out space where foodies can cook, chat with guests, and entertain with ease. It spills onto the rear deck for seamless outdoor living surrounded by nature. The tidy grounds host a single garage and driveway parking. Hayes Paddock Reserve, Dillicar Park and Graham Island Reserve are practically on the back step. Wellington Street Beach and Hayes Common Cafe are strolling distance and connecting to river trails is effortless. Originally developed as a garden suburb, Hayes Paddock is now protected in the city's district plan as a heritage precinct. To download the property files, please copy and paste the following link into your browser: <https://www.propertyfiles.co.nz/property/54plunketterrace>

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Land area	680 m <sup>2</sup>
Floor size	173 m <sup>2</sup>
Rates	\$3,486.00



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