



Sold



## 78 Memorial Drive, Hamilton East

Welcome to 78 Memorial Drive. . . In the heart of the City, and with an "ever changing" view over the park. The owners knew this completed their "wish list" when they viewed it - Walk to work, low maintenance, good storage, good garaging, a view, 2 bathrooms, 3 good sized bedrooms, and close to cafes and eateries. . . and the sensational views of the park. They've certainly enjoyed their 11 years, and are now heading onto a new venture. If you like to feel secure - yet not shut in, this is wonderful. Every Season the views change, its like you have your own park reserve over the road. There are so many benefits to living in the city - 5 minute walk to Centreplace, the various delicious cafes for the Saturday morning latte, the childrens playground over the road in Parana Park, good on-street parking. . . and in Summer - Oh the weddings. A new vibrant lifestyle awaits you, theres conveniences such as HRV, central vacuum system, gas hotwater, heatpumps, the downstairs guest bedroom (with its own bathroom). . . and the big garage for all your toys. Enjoy cosy Winter nights here, or long hot Summers out on the deck. Zoned for Hamilton Girls/Boys High School, Peachgrove Intermediate, and Hamilton East Primary schools. This could be the perfect end to 2020 - a lock-up-and-leave, easy-care new lifestyle, or just because you feel like a change. . . either way, they sell fast in Memorial Drive so don't miss out. Call Lisa Sigley on 021722281 to view. [www.lisasigley.com](http://www.lisasigley.com)



<b>Floor size</b>	171 m <sup>2</sup>
<b>Rateable value</b>	\$700,000
<b>Rates</b>	\$3,530.00



PROPERTY FILE: Copy and paste this link for documents - <https://drive.google.com/drive/folders/1bGO3-LLWX4hbBgYX8lfsulnB-JhOectZ?usp=sharing>



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