



## 19 Hamilton Parade, Hamilton Central

Blessed with awesome river views and a sought-after inner-city location, your 1000m<sup>2</sup> section deliver supreme convenience and has attractions aplenty to offer your family. The remodelled and now cleverly integrated living domain enjoys a breezy openness with your big entertainment deck. The deck optimises the river outlook and is a picturesque venue for outdoor relaxation and socialising. Your borderless kitchen, smartly dressed in granite, also relaxes in sun and river views. Perfect for entertainers, this on-point workspace, augmented by a new scullery, warmly interacts with indoor and outdoor living areas. The sun sweeps around your home and ensures your living area is wrapped in natural warmth. Downstairs bedrooms are served by a sleek modern bathroom with dual vanities, two shower heads and a modern claw-foot bath that encourages long luxurious soaks. Your master offers the full ensemble of tiled ensuite and walk-in robe. The spacious first-floor bedroom or rumpus, with an ensuite, adds a further dimension to your home which is partially double glazed, has underfloor heating in three areas, heat pumps and a fireplace.



|                |                     |
|----------------|---------------------|
| Land area      | 1000 m <sup>2</sup> |
| Floor size     | 248 m <sup>2</sup>  |
| Rateable value | \$1,400,000         |
| Rates          | \$6,725.49          |



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