



Sold



## 19 Lake Domain Drive, Hamilton Lake

The future looks extremely promising here for families, developers and landbankers. With the vendor downsizing from this large 1250sqm property opposite Lake Rotoroa, doors of opportunity open. The location is blue chip, the land size is huge, the views glorious and a long settlement can be arranged. Real estate doesn't get much better than this. The spacious, well-presented, two-storey home nestles in a park-like setting footsteps from the lake circuit. Both levels frame lake views and offer great living choices, ideal for a family looking to accommodate the needs of adults and children. Parents can entertain downstairs in the spacious lounge while kids amuse themselves upstairs in the playroom or family room. There's a covered deck for relaxed outdoor living, a well-configured kitchen and dining area with ample room for everyone to gather, and a good-sized laundry with a separate toilet and outdoor access, very handy for gardeners. Parents have a restful master haven with an en-suite, generous wardrobing and views, while children can choose from ground level or upstairs bedrooms. The floor plan is adaptable and thoughtfully conceived. There's no shortage of parking thanks to the 66.4sqm double garage, double carport and large forecourt. The tightly-held location is highly sought after for its proximity to the hospital, CBD and lake recreation. Private viewing is available by appointment during Level 3. Head to our website for property information available for download [www.terryryan.co.nz/19-lake-domain-drive/](http://www.terryryan.co.nz/19-lake-domain-drive/)



Land area	1250 m <sup>2</sup>
Floor size	271 m <sup>2</sup>
Rates	\$6,995.00



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