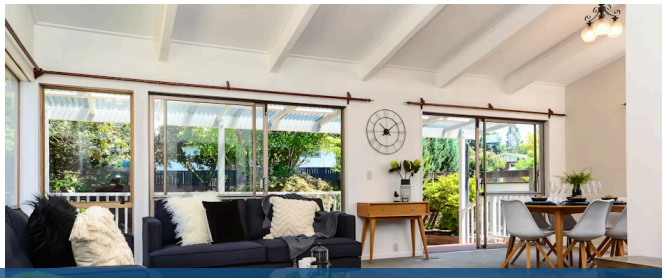

# 44 Aurora Terrace, Hillcrest

5 1 3

In the heart of the university precinct and walking distance to all levels of Hillcrest schools, this spacious five bedroom home comes to market newly refreshed. The comprehensive renovation includes a repainted exterior, new roof, new guttering and a stylish new kitchen. Skim-coated walls are a blank canvas for your personal finishing touches. Sun pours into the crisp modern interiors. The 212m2 (more or less) floor plan spans several levels, with bedrooms scattered throughout and a master suite on the topmost tier. Living, dining and kitchen comprise a large seamless family zone that encourages warm social interaction and outdoor entertaining on a wide covered verandah. The kitchen boasts a new 900mm oven and gas hob. The first level is devoted to sleep and study. It contains three family-sized bedrooms, a study and full bathroom. There is double internal access garaging, a separate laundry and a fifth bedroom with a toilet. Plumbing and space allow for a fourth bathroom. The fenced and gated sun-dappled 743m2 (more or less) section is graced with mature trees and flat lawns, and has a strong pull towards spending time outdoors. Urban amenities are impressive. Masters Avenue and Cambridge Road shops are an easy walk. Parks, library, medical and uni campus are also a stroll away. The area is serviced by good public transport and moments from major commuter routes for getting around the city or out of town with ease.

| | |
|---|---|
| Land area | 743 m² |
| Floor size | 211 m² |
| Rateable value | $610,000 |
| Rates | $3,023.00 |

Jamie Barakat
07 853 0013
0274 285 426
jamie.barakat@lugtons.co.nz