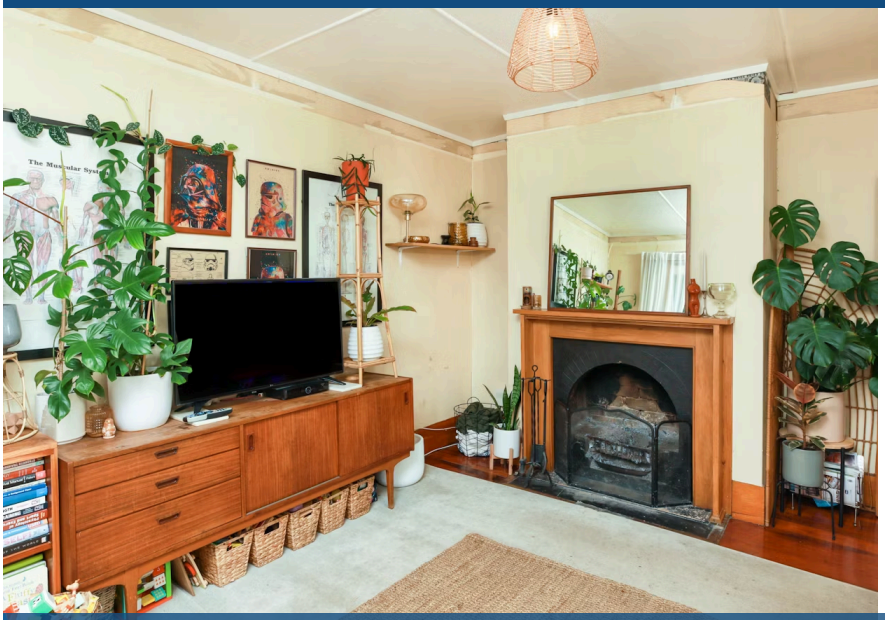
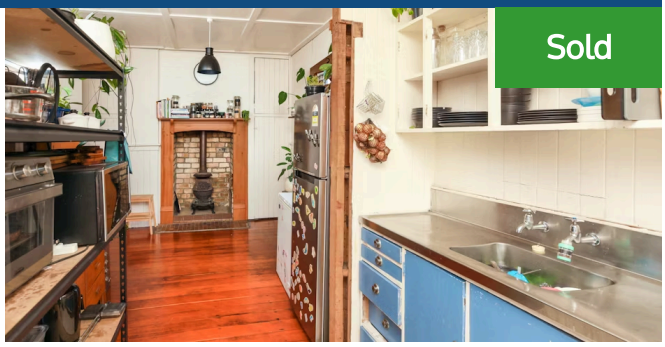
Lugtons

Your home is worth more with Lugton's





Sold



30 Higgins Road, Frankton

2 1 1

Rateable value	$355,000
Rates	$2,301.55



Welcome to 30 Higgins Road. A gorgeous 1920's 2 bedroom. character bungalow so cosy and charming. . . plus offers many of the traditional features you would expect in a home of this age. These include 2 working fireplaces, polished native timber floors and finishing trims. Work has begun with the bedrooms having had gib installed and being plastered and painted. The lounge features an original open fireplace which provides warmth and a focal point. French doors open onto a generous north east facing entertainers deck and still further to the private fully fenced front yard, providing good play space for the children, and is loaded with fruit trees of various ages, just like the old days. Avocado, Mandarin, lime, lemon, tangelo, passionfruit, pomegranate, apple, and feijoa. You may need some of Nana's recipes for the produce these will provide. The master bedroom is massive - light and airy. The 2nd is generous in size and catches the afternoon sun beautifully. Who enjoys reading the paper in their dining room? With an original working Klondike potbelly, its super cosy in here, plus has flow into the kitchen. Both the kitchen and bathroom are original, and your work will likely begin here. The property offers a tremendous opportunity to get onto the property ladder, reap the benefits of your labour, and is centrally located to Dinsdale Service centre, Central City, train and bus stations, the Waikato Hospital, and Hamilton Lake. A home in this price-point is unlikely to stay on the market long, so to avoid disappointment tomorrow make sure you call Jeff today on 027 210 2265. For an information pack copy and paste the below link on your web browser

https://www. propertyfiles. co. nz/600320003