



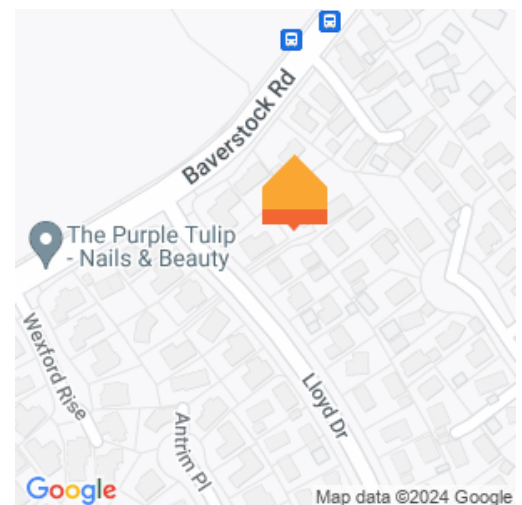
Sold



3A Lloyd Drive, Nawton

Welcome to 3a Lloyd Drive, Nawton, where comfort and style converge. This impressive brick home, nestled on a generous 685 sqm freehold site, invites you to experience contemporary living. Inside, discover a well-designed layout with 3 bedrooms, 1 bathroom, and a separate laundry area. The double garage ensures ample parking and storage. Stay comfortable with a heat pump and a smart vent system, while low-maintenance features make daily living a breeze. Featuring an open-plan living and dining area, this residence seamlessly blends functionality with aesthetics. The dining area effortlessly extends to a private outdoor space, perfect for entertaining guests. Revel in year-round outdoor enjoyment, thanks to the included shade system among the chattels. Spanning approximately 91 sqm, this home is adorned with new electrical LED lights throughout, adding a modern touch. The meticulous maintenance of the property exudes a welcoming vibe from the moment you step through the door. The property boasts an elevated and terraced outdoor area, offering a canvas for your landscaping dreams to come to life. Close to the Hamilton Zoo, Waiwhakareke Natural Heritage Park and walkways, plus main arterial roads, 3a Lloyd Drive is not just a house; it's a ready-to-move-in home.

Land area	685 m ²
Floor size	91 m ²
Rateable value	\$740,000
Rates	\$3,126.88



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