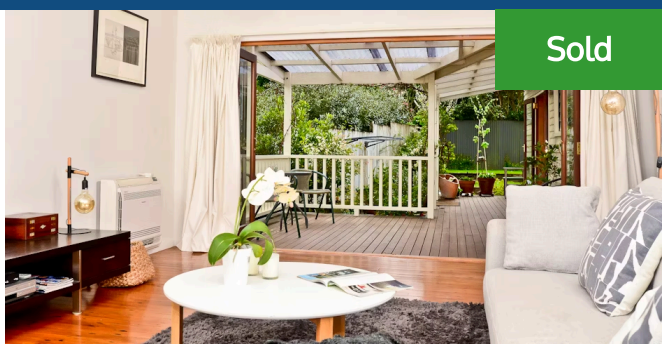
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# 44 Plunket Terrace, Hamilton East

3 1 1

Urban cool blended with rich native timbers create a unique lifestyle in one of Hamilton's go to locations. Renovations have been meticulously executed without compromising the character of the home, whilst adding extra living space and generous double garaging with work space and extra storage. Spacious light-filled kitchen with modern conveniences featuring custom-built kauri bench tops and matai floors create a warm ambience. Cedar bi-folds and French doors spill out to a private sunny deck framed by your own hanging grapevine. Rewired for peace of mind with insulation top and bottom plus two heat pumps to keep you cosy in winter and cool over summer. Flat securely fenced 437sqm section ideal for children and their pets even room for a pool plus a variety of fruit trees to harvest in the up and coming season. A central peaceful location with easy access to all of Hamilton East parks and reserves with a variety of cafes and restaurants including the ever popular Hayes Common Cafes just down the road. Renovations completed and signed off before the Heritage protection regulations were enforced. A connected and friendly community awaits you, so what are you waiting for Call the Team for an information pack today.

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| **Land area** | 437 m² |
| **Rateable value** | $395,000 |
| **Rates** | $2,240.31 |






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