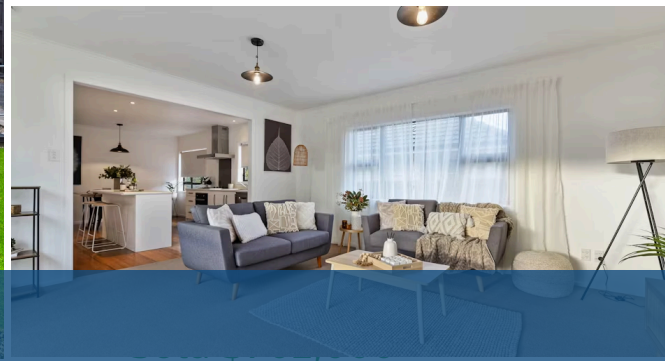




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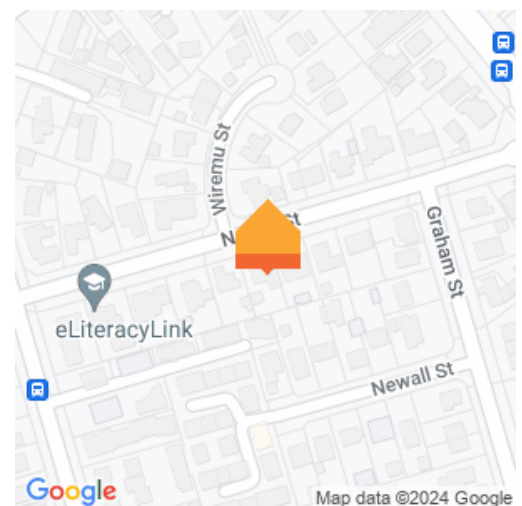
10 Naylor Street, Hamilton East

Desirably set in a peaceful and sought-after Hamilton East location, this inviting home offers instant street appeal. Set over a single level design, this brick home with aluminium joinery provides a flowing layout with excellent natural light and privacy. Positioned on a 688sqm section within close proximity to Waikato River walkways, Hamilton Gardens, Hayes Common and Hamilton East shopping amenities. Zoned for a fantastic range of schooling options including Hamilton Boys and Girls High School. Bathed in sunshine, the open plan kitchen and dining area is enhanced by wooden floorboards, great storage space and stainless-steel appliances. Warm and inviting lounge features a heatpump and extends to the outdoor entertaining deck. Freshly painted throughout, there is potential to add your own personal style with contemporary renovations. Four comfortable bedrooms all have wardrobes, accompanied by the family bathroom with a claw foot bathtub. The expansive outdoors is sure to impress with ample room for kids and pets and play, with room to add your own landscaping needs. Single garage plus attached storage room and an external rumpus room could make a great home office or teenager retreat. This is the ideal base to enjoy all the wonderful lifestyle aspects of the area. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/10naylor>



Land area	688 m ²
Floor size	169 m ²
Rateable value	\$980,000
Rates	\$3,718.00



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