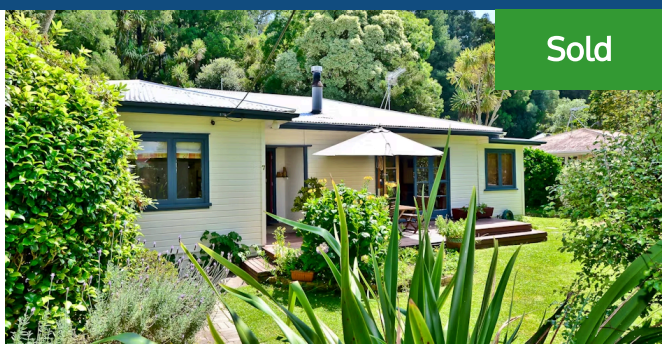
Lugtons

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Sold



7 Brooklyn Road, Claudelands

Blissfully private and peaceful, this 1200sqm family haven, set against a magnificent bush

backdrop, lies in a super convenient central location. Encompassed by nature, the property is an exceptional find. Hidden down a right-of-way just footsteps from Five Cross Roads culture, the home nestles in a verdant oasis full of bird life and bordered by Jubilee Park's majestic kahikatea forest. Built in the 1950's, it has been a treasured family nest for 17 years. Much of the home's original integrity has been preserved and is seen in the extensive use of native timbers. Ceiling insulation is new and there is underfloor insulation. The home has been re-roofed and repainted. Decks front and back attract the morning and afternoon sun respectively while a wood burner in the lounge creates a sense of warm intimacy over winter. Accommodation comprises two double bedrooms and one single, with the doubles boasting generous storage. The dining area opens to the rear deck for seamless indoor-outdoor living in the secluded backyard. Leafy views can be enjoyed from the kitchen bench. This light-filled work station of farmhouse proportions is full of character, has ample storage and the added practicality of a butcher's block. Tucked away at the rear of the home is a bathroom, flooded with light, plus a separate toilet. A spacious, powered sleep-out on a carpeted concrete floor adds substance and versatility to this unique offering. The section is fully fenced, has garaging, a carport, parking, a workshop and storage shed. Kids have oodles of space to play and gardeners will enjoy reviving the huge veggie patch and reaping the benefits. A selection of mature fruit trees adorn the property. The family-friendly location is zoned for Hamilton Boys' and Girls' High, and in easy reach of several public and private schools.

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Land area	1184 m²
Rateable value	$395,000
Rates	$2,788.63

