



📍 31 Nixon Street, Hamilton East

 4
  1
  1
  2
  1

Number 31 Nixon Street presents a rare and exciting opportunity to live your next chapter in one of Hamilton's most beautiful villas. This spacious family-sized residence captures all that is unique about a century old character home; but has been modernised and renovated to provide comfort and class. It offers a functional yet versatile lifestyle and has been lovingly maintained. This property has the classic credentials of a generational family home for the lucky new owners. Street appeal and internal spaces matter. Sitting behind a commanding yet charming street presence, you'll enjoy a layout that offers a wonderful sense of space throughout. The quintessential central hallway leads towards a spacious dining and kitchen area. French doors out to your private deck, complete with an electric louvre system and views of your pool, further enhance the seamless flow of the home. North facing positioning ensures sun and natural light pour into the property, and the soaring stud height combined with intricate character features really deliver that coveted turn-of-the-century villa feel.

Land area	847 m ²
Floor size	170 m ²
Rateable value	\$1,275,000
Rates	\$4,843.22

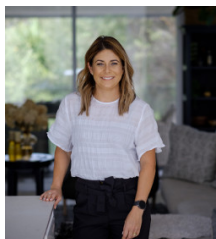


Fraser Kilgour

📞 07 838 3800

📱 027 346 4118

✉️ fraser.kilgour@lugtons.co.nz



Abbie Hyde

📞 07 838 3800

📱 027 424 5567

✉️ abbie.hyde@lugtons.co.nz

