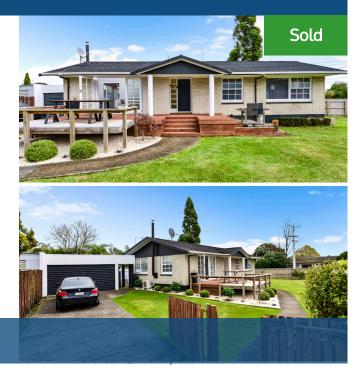
## Lugtons

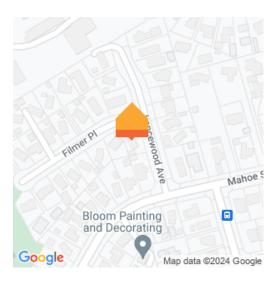
## Your home is worth more with Lugton's



## avish Life at Lancewood ○ 3 Lancewood Avenue, Melville

Kick back, and relax at this renovated 3 bedroom home in the heart of Melville! Move in and enjoy the hard work put in by the vendors - just trim the hedges and mow the lawns - done!

Land area	607 m <sup>2</sup>
Rateable value	700000
Rates	\$2,660.75



- Renovated kitchen with all new appliances
- New carpet
- New flooring
- New tiles in the bathroom and toilet
- Renovated laundry
- Insulated underneath the house
- Extended deck

- Lovely, easy-care section, with plenty of space for a bit of BYC (or FYC in this case)

- Large garage, with workshop space at the front
- 5 minute drive to the Waikato Hospital
- Close proximity to Hamilton's CBD

If you'd like some more information on this brick beauty, please don't hesitate to get in touch.

## Ruwade Bryant



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