



## 63A Wellington Street, Hamilton East

Full of character and style with a welcoming and friendly atmosphere, this beautifully presented home offers a unique family sanctuary of peace, privacy and tranquility. Flowing across a dual level layout boasting a prized location, this charming home offers a family lifestyle with fantastic convenience. Featuring a neutral colour palate and interiors that are flooded with natural light; the open plan layout is designed for dining, living and entertaining. The beautifully renovated kitchen offers gas cooking, dishwasher and loads of bench space. A gas fire complements the lounge and dining area, extending through the large stacker doors to the picturesque backyard. Four great sized bedrooms are spread throughout the home, the master features a walk-in wardrobe and ensuite. The family bathroom has been recently updated with modern fixtures. Private and fully fenced backyard, the entertaining deck is ideal for summer BBQs, overlooking the level lawns, vegetable gardens and a playhouse for the kids. Additional features include 2x heat pumps, partially rewired and replumbed, new wall insulation, double glazing throughout, single garage plus great storage options. Location is exceptional, close to a selection of parks, Hamilton East shops, Waikato River and Hamilton Gardens and situated in an excellent school zone. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/63awellington>



Land area	527 m <sup>2</sup>
Floor size	189 m <sup>2</sup>
Rateable value	\$1,125,000
Rates	\$4,151.00



**Jamie Barakat**

📞 07 853 0013

📱 0274 285 426

✉️ [jamie.barakat@lugtons.co.nz](mailto:jamie.barakat@lugtons.co.nz)