Lugtons

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218 River Road, Claudelands

Pretty as a picture and centrally positioned, this character-filled home is brimful of charm and convenience. Vintage shakes hands with modern at this immaculate feel-good residence in walking distance of the CBD. The Hamilton River Market is a lazy stroll across the road on a Sunday morning. Built circa 1910 and tastefully extended and refreshed in recent times, the home successfully melds old with new. Light-filled interiors are enriched by native timbers, ornate soaring ceilings, wide skirting boards, brick fireplaces and a pot-pourri of character features, including a wide and welcoming front entrance. Generous window placement is evident throughout. Open plan kitchen/dining flows onto a sun-drenched deck for easy indoor-outdoor living overlooking the attractive rear section. The well-equipped kitchen has double dishwash drawers, a gas hob, all-new Smeg appliances, a social island, and plenty of work and storage space. The spacious formal lounge is ideal for entertaining or quiet relaxation. Four good-sized bedrooms provide ample accommodation as well as versatility, including

scope for an office and potential for an ensuite. Heating is gas. A maze of brick piles support the home, which has a laundry, utility/work room and abundant storage at basement level. There is a double carport for vehicles. The section is gated, and the driveway sealed and kerbed. The picturesque grounds are neatly landscaped and retained with low schist walls and railway sleepers. Lush plants adorn the section. Along with storybook charm, this home has all the elements for a great central city lifestyle.

Land area	556 m²
Rateable value	$530,000
Rates	$3,197.00

