



## 📍 627 Grey Street, Hamilton East

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This house and property is a real find. 1940's stucco, the owners have been careful to retain all its charming period features while upgrading the premises. Everything from the wall paneling to the curtain pelmets have been retained, which gives the place its special character and authenticity. The beautiful polished Rimu floors contribute to the quality of the rooms while the curved front entrance steps allude to the deco period. Value has been added with retro fitted double glazing together with the addition of French doors off the dining room leading onto a small boutique patio that captures all the morning sun. The bathroom has been enhanced with a new toilet, hand basin and shower unit while the roof has had new valley's installed in addition to a new tiled roof ridge. This large property itself includes a small orchard with mature fruiting fig tree, plum, feijoa and citrus. But the crowning glory is the presence of a 70-year-old magnificent flowering rhododendron tree. This is complimented by a large pohutakawa, kowhai and several mature cabbage trees. These and others along the boundary give the place its absolute privacy, a little haven in the middle of the city, visited daily by tui's that feed off the nectar. There are two sheds on the property and an outside room attached to the house. Within 5 minutes of the centre of the CBD and 2 minutes walking distance to the Claudelands shopping area, this property is in a prime location for every service and convenience. Other special features include a bespoke raised garden and antique period lightshades specifically chosen to enhance the period setting. The house is fully insulated with a heat-pump and wall panel heaters.

<b>Land area</b>	708 m <sup>2</sup>
<b>Rateable value</b>	\$730,000
<b>Rates</b>	\$3,097.00



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