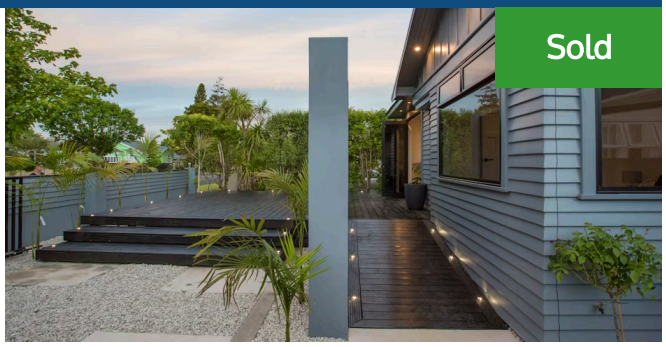
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# 16 Gillies Avenue, Claudelands

Nothing short of stunning, this character home is ready to face the future after an exceptional renovation. The inspired refurbishment has brilliantly reinterpreted its original 1930s charm in the context of modern life and come up with a home that is like new. Everything is superbly improved. A huge emphasis has been placed on in-door-outdoor life, comfortable family living and stylish entertaining. The home is wrapped in full insulation, has new aluminium windows, a new roof and spouting. Inside, the new kitchen dishes up quality appliances and modern cabinetry. The master retreat is supported by an ensuite and the double family bedrooms rely on a well-appointed bathroom. Rooms ease off a wide central hallway and hot water is on gas. The external living environment is enhanced by a large front deck and a private rear entertainment courtyard into which is carved an elegant swimming pool. Landscaping is simplistically modern and easy-care. The large child-friendly section is secured be-hind a remote-controlled gate where it accommodates a double garage with space for a workshop. There is space for a boat or trailer off street. The prized central location, zoned for Hamilton Boys' and Girls' High, is close to Claudelands Park and Arena, a major supermarket, vibrant cafe culture and popular family restaurant, Five Cross Roads and CBD. Rocketing into the future, this property has all living angles and location benefits covered.

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| **Land area** | 809 m² |
| **Rates** | $2,589.41 |






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