



112E Queens Avenue, Frankton

3 bedrooms 1 carport 1 bathroom

Constructed in 2018, this double-storey dynamite is the epitome of contemporary living. Ideally situated close to the City Center, it is just a minute's walk away from the picturesque Hamilton Lake - your top spot for an early morning walk, after-work jog, or lake-side picnic. Get a front seat view of the annual Balloons Over Waikato or the splendid fireworks events from the comfort of your deck. A brilliant first home for a working couple or young family, this fully-insulated and double glazed three-bedroom beauty exudes modern vibrancy with an open plan layout and a cozy lounge which basks in ample sunlight. The kitchen is sophisticated and equipped with a stone benchtop, under-bench oven, gas hob, water filter, and dishwasher. There is a family bathroom upstairs with an additional powder room downstairs. The handiness of an additional home office and the internal access double garage which is fully insulated & carpeted makes this home a valuable proposition for all. Approximately 224 square meters of land area, the recently built home is spacious yet easy to maintain. The north-facing deck, private courtyard & front lawn requires only minimal upkeep. An integrated alarm system and digital smart door lock is featured for added security. With easy access to the Lake, CBD, Waikato Hospital and the new Western Rail Trail bike path, you will be perfectly positioned to "work hard & play hard". Dive right into your ultimate urban lifestyle! Call Team Jack 0800TMJACK (865 225) today for a private viewing. For an information pack copy and paste the below link on your web browser:-

Land area	224 m <sup>2</sup>
Floor size	142 m <sup>2</sup>
Rateable value	\$600,000
Rates	\$3,392.01



<https://propertyfiles.co.nz/property/603640002>



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