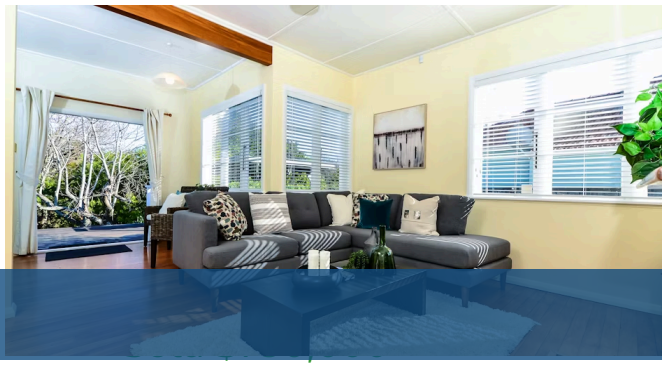
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# 42 Jellicoe Drive, Hamilton East

With river views on your doorstep, cafes, CBD and Hamilton Gardens in walking distance, this address is unbeatable location wise. The home is part of a heritage precinct developed originally as a garden suburb. It delivers a plethora of lifestyle benefits, fantastic central convenience, ample school zoning and plenty of off street parking complete with carport. Hayes Paddock incorporates wide open spaces with planted esplanade reserve and is used as a through route on the walkway/cycleway connection to the Gardens. Also located at the reserve is Wellington Street beach, the city's most popular river swimming spot. This tidy three bedroom home with a strong sense of history not only preserves the look and charm of its former state house build, it has a large entertainment deck at the rear overlooking the esplanade reserve and river, as well as an insulated sleep-out with power. The sun-kissed open plan living environment seamlessly connects to the deck for an effortless indoor-outdoor lifestyle. Easy care wooden floors throughout give a warm rich glow to the interiors and beautifully offset the on trend decor. A wood burner creates a sense of cosy intimacy over winter. The well-presented home is enveloped by an aura of tranquillity and relaxation, and is a great central pad for professionals or handy family home.

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| **Land area** | 581 m² |
| **Floor size** | 93 m² |
| **Rateable value** | $660,000 |
| **Rates** | $3,962.00 |






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