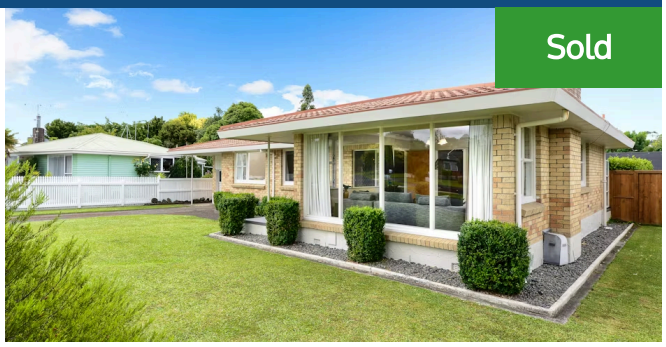
Lugtons

Your home is worth more with Lugton's








# 7 Garthwood Road, Hillcrest

Live life in a great family neighbourhood where kids can socialise in a cul-de-sac environment, walk to Hillcrest schools and play in local Flynn Park. This quiet established enclave has mega lifestyle benefits. Jack' Coffee Lounge is footsteps away and shops, medical, university and Hamilton Gardens are walking distance. Further convenience is offered by close proximity to Wairere Expressway and the CBD, which is a short drive. But it's not just location that impresses about this property. Step indoors and be drawn into the home's modern, feel-good interiors. Combined kitchen and dining is a contemporary space set on an easy-care polished timber floor. There is a smooth transition into the light-filled family lounge, which is peacefully separated from the three bedroom sleep zone. The dependable brick home sits on a flat, well groomed 668m2 section with a secure backyard and large screened deck for private outdoor living and entertaining. It's the perfect spot to relax and watch the kids run about. Simple, effective landscaping combines tidy lawn areas, boxed gardens and a handy garden shed. Numerous schools lie in the vicinity so there'll be no need to move for education as the kids grow. To arrange a viewing call Jamie Barakat today on 0274 285 426.

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| **Land area** | 668 m² |
| **Floor size** | 123 m² |
| **Rateable value** | $600,000 |
| **Rates** | $2,986.00 |






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