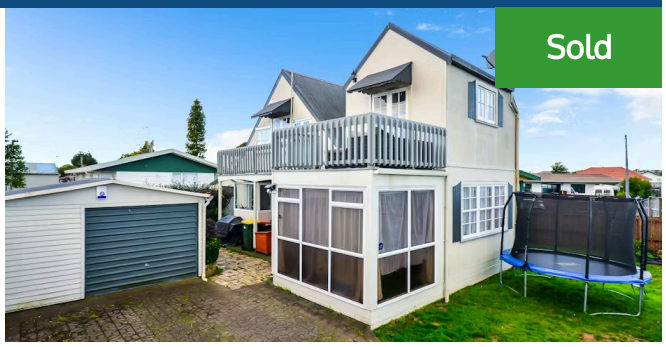
Lugtons

Your home is worth more with Lugton's







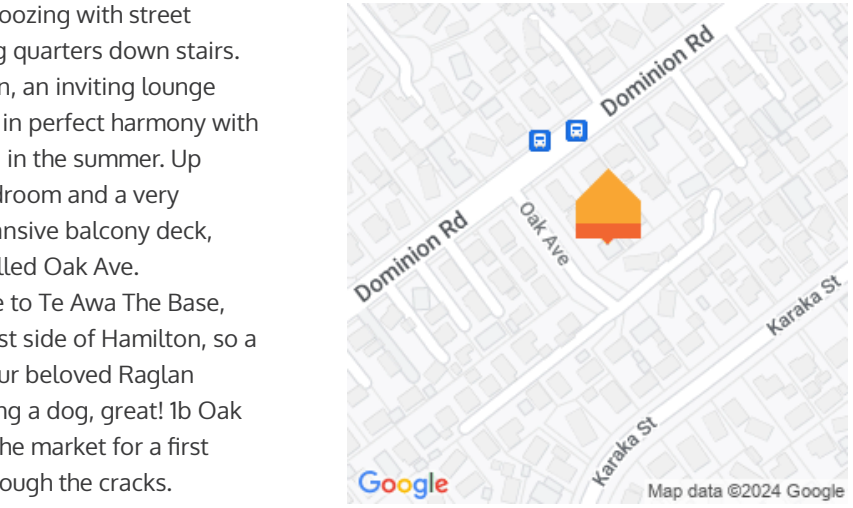
1B Oak Avenue, Nawton

To download your copy of the property files please copy and paste this link into your browser: https://www. propertyfiles. co. nz/property/597850001

3 1 2

Rateable value	$450,000
Rates	$2,255.99

Nestled away on a cul-de-sac in Nawton, you'll be pleasantly surprised when you drive down the Oak-filled avenue to find your new home oozing with street appeal. Consisting of two stories, you'll find all your living quarters down stairs. The light-filled living zone encompasses a modern kitchen, an inviting lounge area and a cosy little sun room - all which come together in perfect harmony with a heat pump, providing comfort in the winter and cooling in the summer. Up stairs, you're graced with a single bedroom, a double bedroom and a very generous size master bedroom that opens out to an expansive balcony deck, where you can enjoy a beverage and look over the tree-filled Oak Ave. Conveniently located in Nawton, you're only a short drive to Te Awa The Base, FMG Stadium and Hamilton's CBD. You're also on the west side of Hamilton, so a 30 minute car trip will see you enjoying the sunshine at our beloved Raglan township. If you've got a dog, or you're planning on getting a dog, great! 1b Oak Avenue is fully fenced for your little fur baby. If you're in the market for a first home, get in quick - you don't want to let this one slip through the cracks.





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