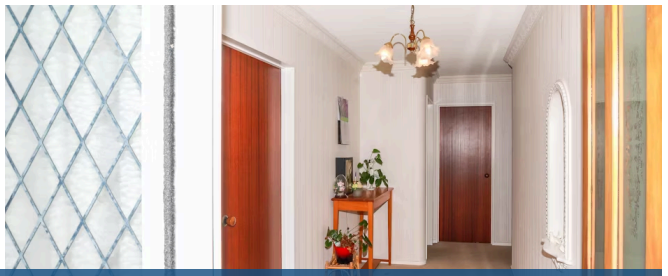
Lugtons

Your home is worth more with Lugton's





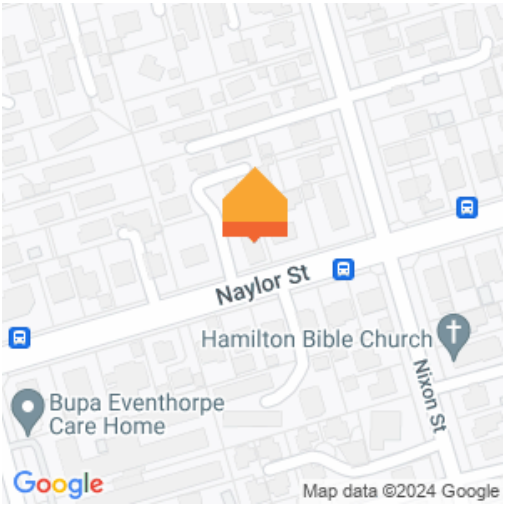


47 Naylor Street, Hamilton East

3 1 2

Basking in sun on a well-presented site in the heart of Hamilton East life, this brick home has family and investor appeal. It is currently rented and the tidy tenants are happy to stay on. Suited to family living, the home contains three good-sized bedrooms, all with double wardrobes. The master offers the full package of walk-in robe and an ensuite. The main bathroom area is configured for effortless use and the laundry is separate. There's plenty of room to relax in the large lounge which, like the dining area, spills onto a sun-kissed courtyard for summer living and easy entertaining. The child-friendly backyard is fenced and the alfresco is private. A garden shed provides outdoor storage. The home has ceiling insulation, aluminium joinery and a single internal access garage with an automatic door. It delivers relaxed comfort and scope for enhancement if desired, but not necessary. The location is hugely advantageous, with its multiple education options and proximity to shops, cafes, early childhood centre, university and expressway. For further information or to view please call Melissa Wilton on 021 157 3459.

Floor size	166 m²
Rateable value	$590,000
Rates	$2,930.00





Melissa Wilton
07 853 0013
021 157 3459
melissa.wilton@lugtons.co.nz