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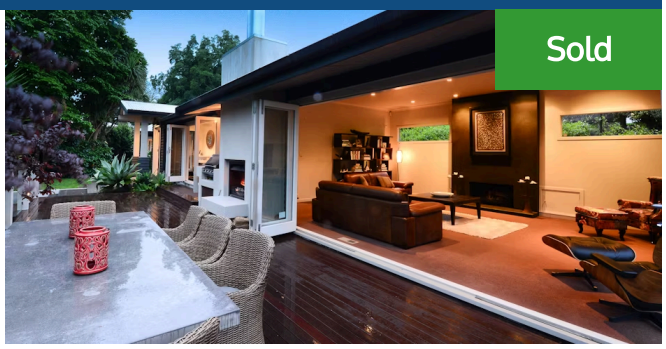


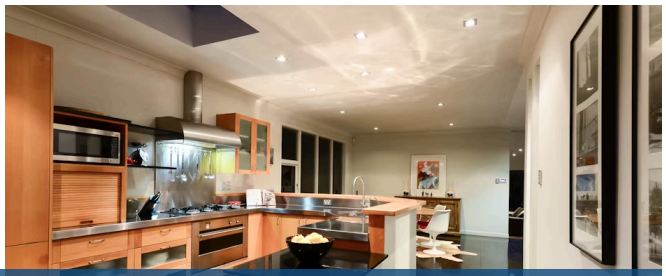

# 54 Memorial Drive, Hamilton East

4 3 2

A tree-house retreat like no other, this top-drawer home nestles in nature on a secluded 1186sqm site opposite Soldiers Memorial Park and Parana Park bordering the east bank of the Waikato River. The home's architectural design, with its emphasis on light and space, encapsulates the spirit of indoor-outdoor living while the tranquil leafy setting provides an enviable level of privacy. A stand-out attribute is the superb sense of 'own world' living. Quality and comfort are evident throughout, right through to the copper spouting and downpipes. Two separate living areas provide spacious chill-out zones for adults and children, linked by a central hub. A focal feature is the well-appointed Sandra Grummitt kitchen. Dining and living areas flow outdoors to give a seamless edge to your entertaining. The large timber deck, with an in-built wood fire, barbecue and lighting, is the perfect spot for alfresco pastimes. Bedrooms are restful retreats supported by double fitted wardrobes and tiled bathrooms with the main bathroom having underfloor heating. Creature comforts include ducted gas central heating and an open fire in the main lounge. Sitting on a double basement garage, adjoined by a generous carport creates ample off street parking.

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|---|---|
| Land area | 1186 m² |
| Floor size | 232 m² |
| Rateable value | $1,010,000 |
| Rates | $5,881.94 |

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