



Sold



363 River Road, Claudelands

4 bedrooms 2 bathrooms 2 carports

Occupying a sought-after parcel of land with uninterrupted views of the Waikato River, rests this charming residence with access to the river's edge. Delivering warmth and versatility over its split-level design, this home provides a unique opportunity to enjoy your own private oasis. Zoned for Hamilton Boys and Girls High Schools and close proximity to Waikato Diocesan School makes it convenient for family living. Spacious kitchen and open plan living has tranquil views from every window. Entertain with ease from multiple outdoor areas including an undercover balcony with a pathway leading to a jetty. Picturesque lawns and manicured gardens frame this beautiful home. Four bedrooms are spread throughout the home. Master bedroom is a private retreat set on the upper level, featuring a tiled ensuite, double wardrobes, heat pump and a balcony with beautiful views across the Waikato River. An office is also placed upstairs. Large 4th bedroom located on the lower level, would also make an ideal teenager retreat or rumpus room opening to the outdoors. Tiled main bathroom offers a spa bath for relaxation. Additional features to this impeccable home include a security system, huge basement storage, underfloor heating in both bathrooms, 3x heat pumps, sauna and an electronic gate. Parking consists of the single garage, double carport plus there is a mancave set below the single garage. Enriched by the river trail, close to the CBD and is ultra-convenient for commuters. To download the property files, please copy and paste the following link into your browser:

| | |
|----------------|--------------------|
| Land area | 812 m ² |
| Floor size | 272 m ² |
| Rateable value | \$1,625,000 |
| Rates | \$5,678.00 |



<https://www.propertyfiles.co.nz/property/363river>



Jamie Barakat

07 853 0013

0274 285 426

jamie.barakat@lugtons.co.nz