Lugtons

Your home is worth more with Lugton's







18 Scott Avenue, Hamilton East

3 1 2 1

In a top spot for education, this property is footsteps from Hamilton Boys' High and Peachgrove Intermediate, and in zone for several popular schools. The home is a classic 1960s build, complete with rich solid native timbers, new roof and a woodburner on wetback to boost your water heating system. The family-friendly layout presents thoughtfully separated living with an extra wide hallway leading to three generous double bedrooms. Kitchen, dining and lounge are inviting spaces, augmented by indoor-outdoor flow from the dining room to a covered porch. The fenced 767sqm section has a big backyard for the kids to free-range plus a stand-alone garage and adjoining storage room. Central location means easy access to a plethora of amenities from schools, shops and university, to parks, CBD and transport routes. Getting around the city is a breeze. While the home provides a very comfortable platform for family living, there is scope to modernise further and add value in an area sought after by families and investors. Phone our team to view or visit our website to download all the info - www. terryryan. co. nz

Land area	767 m²
Floor size	130 m²
Rateable value	$550,000
Rates	$2,923.25





Terry Ryan
07 855 0550
021 909 978
terry.ryan@lugtons.co.nz
http://www.terryryan.co.nz/