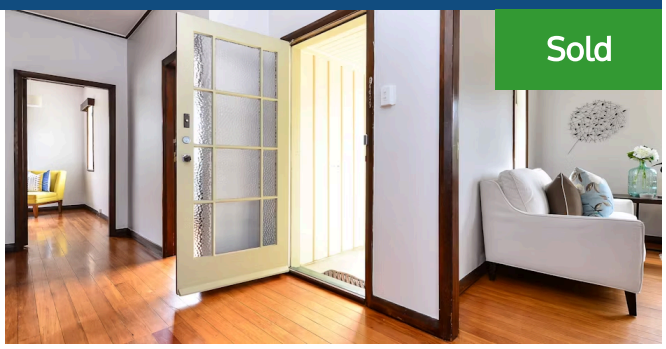
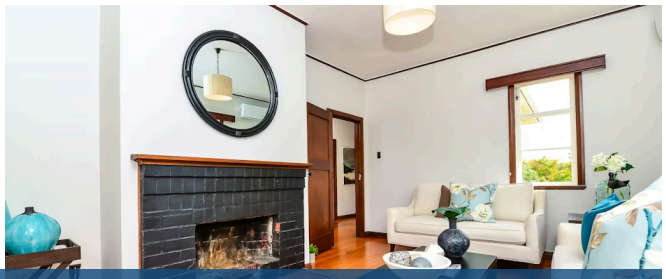


Sold



14 Bledisloe Terrace, Hamilton East

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A Hayes Paddock classic, this home is part of a renowned Hamilton East area protected in the city's district plan as a heritage precinct. Developed as a garden suburb between 1939 and 1945, Hayes Paddock has gained popularity in recent years for its distinctive state housing character, central location and trendy ambience. The area has its own cafe, river swimming beach, wide open public spaces, and planted esplanade reserve running along the east bank of the Waikato River. The walk/cycleway connects to Hamilton Gardens and the CBD. Nestled within this environment is a refreshed and well-presented former state home showcasing an effortless combination of period nostalgia and modern convenience. It sits on a tree-lined sunny 723sqm flat section reflecting traditional Kiwi backyard living. Indoors the rich, warm glow of polished native timber floors beautifully offsets the fashionably neutral decor. Open kitchen and dining is a stylish space that encourages convivial family get togethers. Both the kitchen/dining and lounge areas open to the back lawn for an easy indoor-outdoor lifestyle, enhanced by a timber deck off the lounge. Bedrooms are light-filled, relaxing retreats, and the tiled bathroom has vintage highlights. A garage and storage shed are housed in the tidy grounds. School zoning will find favour with families wanting their children to attend Hamilton Boys' or Girls' High, Berkley Middle School, Peachgrove Intermediate, Marian Catholic School and/or Hamilton East Primary.

Land area	723 m²
Rates	$2,533.00