



## 42 Catalina Drive, Melville

Quietly positioned down a driveway, the easy-care executive brick residence is well insulated, has a steel roof and electric hot water. It sits on a private and fenced 554 sqm section with lush grassy areas for kids to play and scope for further landscaping, if desired. Modern interiors provide inviting spaces for relaxing, chilling out with a movie in the lounge, or sitting together as a family in the open plan dining zone. Heat pump and ventilation system ensure an ambient and warm environment all year round. Kitchen and bathrooms are sleek with quality chattels. Accommodation comprises of three spacious bedrooms, including a master featuring the complement of walk-in robe and an ensuite, plus a family bathroom strategically positioned to aid the family bedrooms. Curated for convenient living and entertaining, social zones flow with fluid, vibrant space for indoor/outdoor socialising. Delivering freedom of movement throughout, and the convenience of double garaging and off-street parking, this ready-made family home, sited in a handy location close to The Waikato Hospital, Hamilton CBD, and all amenities. For an information pack copy and paste the below link on your web browser:-

<http://www.propertyfiles.co.nz/property/541700001>

Call Jack NOW on 0800 TM JACK to view this Family Home exclusively today



### Jack Ramasamy

📞 07 853 0013

📱 021 229 9779

✉️ [jack.ramasamy@lugtons.co.nz](mailto:jack.ramasamy@lugtons.co.nz)

🌐 <http://www.teamjack.co.nz>



Land area	554 m <sup>2</sup>
Rateable value	\$550,000
Rates	\$2,906.24

