



Sold



## 42 Bartholomew Drive, Grandview Heights

A great place to call home, this double glazed dwelling comes to market newly refurbished and ready to welcome your family. The meticulously executed renovation extends beyond the interiors to new gutters, spouting, re-painted roof, joinery and cladding. A northerly orientation ensures a warm sunny environment in a handy Grandview Heights location. The two-level layout encompasses superbly comfortable and attractive living zones, including a very spacious lounge with a corner window seat. Kitchen and dining are open plan. A real pleasure to work in, the centrepiece kitchen is a sleek modern space with a wall oven, electric hob and ample storage. Ground floor also contains the master bedroom, an office, a third toilet and double internal access garage housing the laundry. Dining, living and master retreat all flow onto a sun-drenched courtyard. The first floor sleep zone contains three double bedrooms and a pristine family bathroom. A light, bright ambience throughout enhances the home's convivial, relaxed vibe. It comes with the perks of a heat pump, gas infinity hot water and an alarm. The neatly groomed child-proof section is fully fenced and has plenty of space for play equipment. Spring will bring a flourish of colour when the trees at the front of the property come to life after their winter hibernation. Parks, schools and good public transport service the area which is conveniently placed for families wanting to live in north Hamilton close to Avalon Drive, State Highway 1 and The Base. Please call Libby to view or join us at our Sunday open home.



Land area	727 m <sup>2</sup>
Floor size	222 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$3,114.00

