13 Knighton Road, Hillcrest

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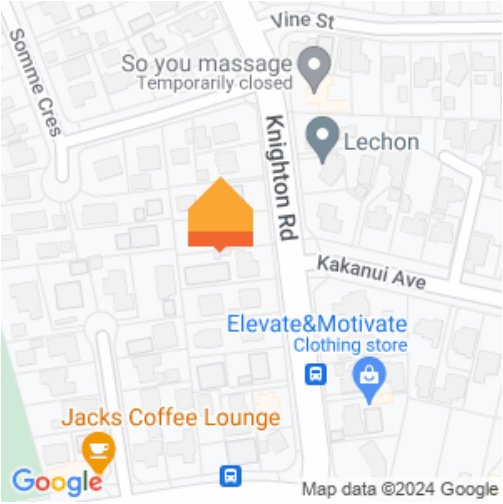
Delivering kerbside appeal, excellent content, and the option of subdivision on the 1052m2 section, your versatile 216m2 family home is a mega offer. Straddling two eras, the stately brick home was built in the 1940s and extended in the 1980s to provide for modern living needs while retaining its inherent charm and classic character. It is framed by picturesque gardens that draw you naturally into their sunny, leafy, and secluded environment. The tranquil 1052m2 site is a rare find in a rapidly developing area, favoured for its school zoning, proximity to the University of Waikato, and convenience to urban services and transport systems. Carefully nurtured, your bright, welcoming home has admirably catered for a family whose children have now flown the nest. It offers two separate living choices at ground level, along with a dining room, kitchen, office/sunroom, guest bedroom and bathroom. Upstairs bedrooms have restful views, including the master with a semi ensuite. There is ample room to spread, relax, work in peace, and entertain lavishly, indoors and out. Decks, courtyard and in-ground pool carved into the spacious private grounds provide a superb summer playground. Your section is pet-friendly, screened from neighbours and has good garaging.

Land area	1052 m²
Rates	$3,153.20



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