



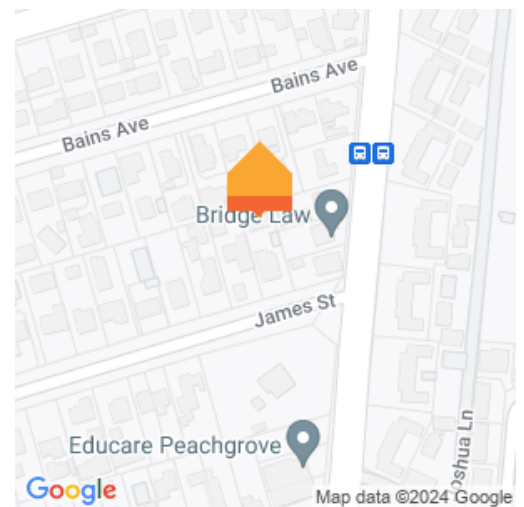
📍 19A James Street, Hamilton East



This stunning property boasts a generous floor area of 129sqm spread across two levels, offering ample space for comfortable living. With four bedrooms, one bathroom, and two toilets, convenience and functionality are at the forefront. Step inside to discover a cosy ambiance enhanced by underfloor heating in the bathroom and a heat pump in the lounge area, ensuring year-round comfort. The single garage with internal access adds practicality to your daily routine. Entertainment is a breeze with a great outdoor BBQ area and a deck seamlessly extending from the lounge, perfect for gatherings with friends and family. The manicured gardens create a serene backdrop, offering a peaceful retreat from the hustle and bustle. Nestled on a quiet and private section, this home provides the ideal sanctuary, set back off the road for added tranquillity. Plus, its proximity to Hamilton Boys High School makes it a prime location for families seeking education excellence. For those who love entertainment, you'll appreciate the convenience of being close to the Claudelands Event Centre, offering endless opportunities for leisure and enjoyment. Don't miss out on this rare gem offering great indoor-outdoor flow, comfort, and convenience in one of Hamilton's most desirable locations.

Rates

\$3,346.52



Del Bredesen

📞 07 838 3800

📱 022 634 1066

✉️ del.bredesen@lugtons.co.nz



Josh Prouse

📞 07 838 3800

📱 027 533 4119

✉️ josh.prouse@lugtons.co.nz