



📍 38 Carrington Avenue, Hillcrest

3 bedrooms 1 car 1 bathroom

Presence, charm and superb location are all on offer at 38 Carrington Avenue. Cosy in winter and cool over summer, it delivers all-season comfort and enjoyment. A natural host, your sun-kissed home makes everyone feel welcome. Nestled down a long driveway, removed from the road provides a private environment to enjoy. The open plan layout attracts all-day sun through the large glazing. Bedrooms are double size, supported by a full family bathroom and laundry. The neutral tones and rich wood flooring give a charming character feel. Family and friends will love the seamless connection to the outdoors where children can play safely, and entertaining is a dream. Featuring a single-car garage with a small workshop space and further off-street parking. Your freehold abode is set in the desired Hillcrest location. In zone for sought after Hillcrest Normal School, Berkley Intermediate, Hillcrest High School and close to the Waikato University, local amenities, and major transport routes. To download the property files, please copy and paste the following link into your browser <https://www.propertyfiles.co.nz/property/38Carrington>

Land area 489 m<sup>2</sup>  
Rateable value \$710,000



Call Anya today for further information or to view 021 0333 732



Paula Wenham

📞 07 838 3800  
📱 021 416 715  
✉️ [paula.wenham@lugtons.co.nz](mailto:paula.wenham@lugtons.co.nz)



Anya Bliss

📞 07 838 3800  
📱 021 033 3732  
✉️ [anya.bliss@lugtons.co.nz](mailto:anya.bliss@lugtons.co.nz)