



📍 33C Lake Crescent, Hamilton Lake



More than meets the eye, this mesmerising three bedroom home with original charm and comfort is a fine example of excellent buying in an unbeatable location. Portraying excellent first impressions, with manicured gardens, this little hideaway is a real treat for first home buyers, empty nesters and hospital workers alike. The home offers three generous bedrooms, a spacious living area with an additional dining area with multiple access to well appointed sun soaked decks off each of these areas. Enjoy the heat pump for those winter months and summer cooling, and utilise the well equipped kitchen and separate laundry. Offering peace and privacy, set back from the road, the fully fenced section makes you forget you're only a short walk to the Waikato Hospital or moments away from Hamilton's popular lake. In zone for Hamilton Boys' and Girls' High School and Hamilton West School. While open homes wont be available over the Christmas/New Year period, viewings are available By Appointment Only, please call or text Libby Buchanan to arrange.

Land area	1 m <sup>2</sup>
Floor size	152 m <sup>2</sup>
Rates	\$2,581.00

