

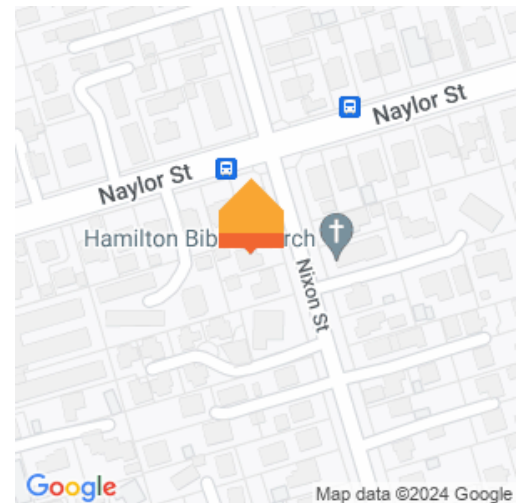


## 55 Nixon Street, Hamilton East

Brought to life in the 1930s and enhanced for the modern family, your bungalow brilliantly straddles two eras. Full of character and style, and blessed with a welcoming ambience, your home's allure comes from its yesteryear detailing and contemporary updates. All the wonderful features, timbers and craftsmanship of a bygone era mingle with the modernity of a fabulous foodies' kitchen, a spacious tiled bathroom, indoor-outdoor living options and a layout that allows the formal lounge to join the family zone when needed. Your thoughtfully designed kitchen not only aligns with the home's character, it interacts with family living and alfresco, including a sheltered porch setting and full-length rear deck. Two ovens (convection and microwave), an induction hob, an integrated dishwasher, a central island and great storage make it a quality workspace. Bedrooms are all double sized, with fitted wardrobes. Your large, well-appointed tiled bathroom has underfloor heating for the extra touch of comfort. A Ventilation system, gas fireplace and heat pump ensure your home is kept warm and dry. There is a double auto garage, established plantings and a private rear patio and yard. Rounding it all off is Hamilton East lifestyle convenience where you're close to everything.

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**Land area** 698 m<sup>2</sup>  
**Floor size** 168 m<sup>2</sup>  
**Rates** \$3,270.97



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