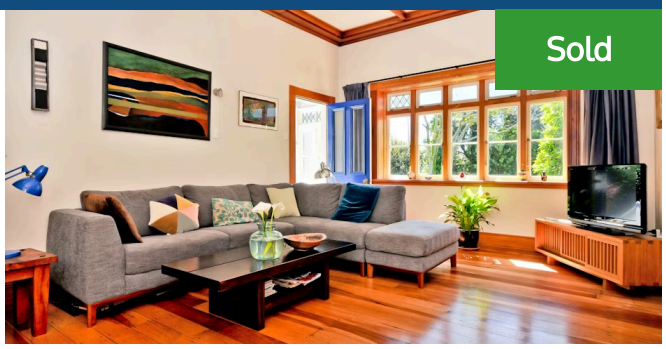
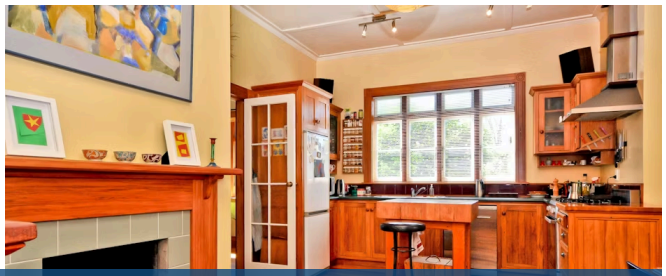


Sold



94 Lake Road, Frankton

Built post-WWI (circa 1918)) and full of period charm, this transitional bungalow is a great family home in a very central setting zoned for Hamilton Boys' and Girls' High. It sits on a super sunny 830sqm corner section with the FMG Stadium Waikato in sight, and CBD, Lake and Frankton commerce in easy walking distance. Convenience is the catch cry. A dedicated and sensitive labour of love has seen this four bedroom bungalow blossom over the years into a very liveable environment that addresses modern needs without compromising character. The home has been re-wired, re-plumbed, re-piled, and recently re-roofed. Kitchen and dining are open plan flowing out to a large, sheltered, private alfresco, ideal for barbecue season. The lounge benefits from this attractive garden view. Spacious bedrooms ease off a traditional central hallway. The full family bathroom features a clawfoot bath, and is adjoined by a handy second toilet and compact laundry. Abundant use of matai gives richness and strength to a home that encourages indoor/outdoor living, has a bright, family-friendly ambience, ultra-fast broadband, and gas services, including infinity hot water. Interiors sit under high stud ceilings. Two of the four ornamental fireplaces are operational and the gas stove is new. Authenticity has been professionally preserved throughout the home which, over years, has been occupied by some very well-known Hamilton business people. 94 Lake Road is a superb nest for summer living, with its wide verandahs and numerous doors that invite the gentle breeze indoors.

Land area	827 m²
Rateable value	$410,000
Rates	$3,028.39

Terry Ryan

07 855 0550

021 909 978

terry.ryan@lugtons.co.nz

http://www.terryryan.co.nz/