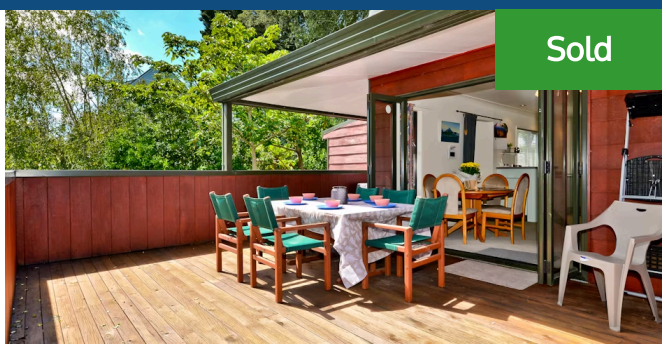
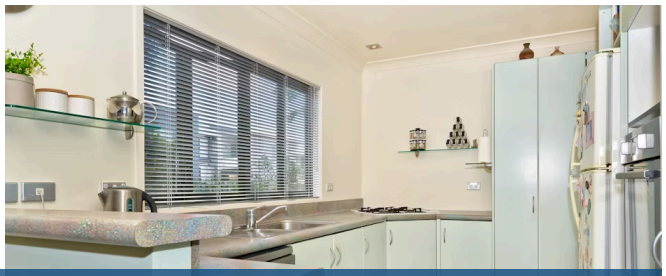
Lugtons

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8/173 Nixon Street, Hamilton East

4 1 2

This urban retreat, in a hidden central location, is a tranquil oasis offering a beautiful balance between city and nature. At the end of a shared driveway, nestled in a leafy environment, the four bedroom home is a restful, rejuvenating spot in the midst of Hamilton East. Much of the living takes place on the elevated deck in a treehouse-like environment shared with tui, waxeyes and bush birds. Bedrooms and bathrooms are spread over two levels sitting above the 2. 5 car garage. Sun-filled interiors harmonise with the verdant outdoors, as exemplified by the 3m high lounge with bi-fold windows and an uplit garden view. Dining and kitchen are open plan. The warm inviting master occupies the topmost floor, where it enjoys a relaxed aesthetic enhanced by an outlook over trees. It is well-appointed with ensuite, including separate vanity and make-up lights, a great walk-in robe and a ceiling fan for comfort. Bedrooms are all generous spaces, and include one that is double-lined and ideal for a shift worker needing a quiet sleep. The meticulously maintained and security-focused home benefits from constant upgrades, gas hot water and heating and LED lights throughout. It is fitted with an intercom, a hard-wired smoke alarm, monitored security alarm and an abundance of security windows. An internal clothesline extends the full length of the large garage, which has workshop space. This much-loved home has hosted big parties, including a wedding group of 100. It is framed by professional landscaping of mostly New Zealand natives and designed for sustainability. The breezeway at the rear is lit and garden lights create a magical atmosphere at night. There is ample parking, good turning space and room for a boat, trailer and/or motorhome.

Rateable value	$510,000
Rates	$2,502.07





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