



## 5 Masons Avenue, Hamilton East

For a property information pack please copy and paste the below link on your web browser :

<http://propertyfiles.co.nz/property/5MasonsAve>

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Land area	682 m <sup>2</sup>
Rateable value	\$680,000
Rates	\$3,439.18

Transformed into a light, modern character home, this Hamilton East bungalow has a lot going for it. Built in the 1920s and transported in the 21st century through a tasteful renovation, the home enjoys a new lease on life and has a family's future clearly at heart. Its fall-in-love traditional bungalow details and a contemporary mindset create instant appeal. Full of visual warmth and delivering a harmonious layout conducive to easy living, the home reflects how today's families want to live. The floor plan has been rearranged to accommodate two social spaces and indoor-outdoor flow out to a private sunny deck overlooking the groomed backyard. Both the kitchen and bathroom function with modern efficiency while retaining vestiges of the past to enrich aesthetics. Character is further showcased in the polished rimu floors, feature fireplace, wide skirting boards, and high-stud batten and plaster ceilings. Three double bedrooms provide restful personal sanctuaries. There's double garaging and gas heating for everyone's comfort. The property lies in a boutique neighbourhood in walking distance of shops, supermarket and popular family restaurant, Hamilton East Primary and Hamilton Boys' High, the CBD, river-bank reserve and Claudelands Park and Arena. The area is hard to beat for lifestyle convenience. For your private viewing please call me - Heather Whyte 0272392751.



Heather Whyte

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