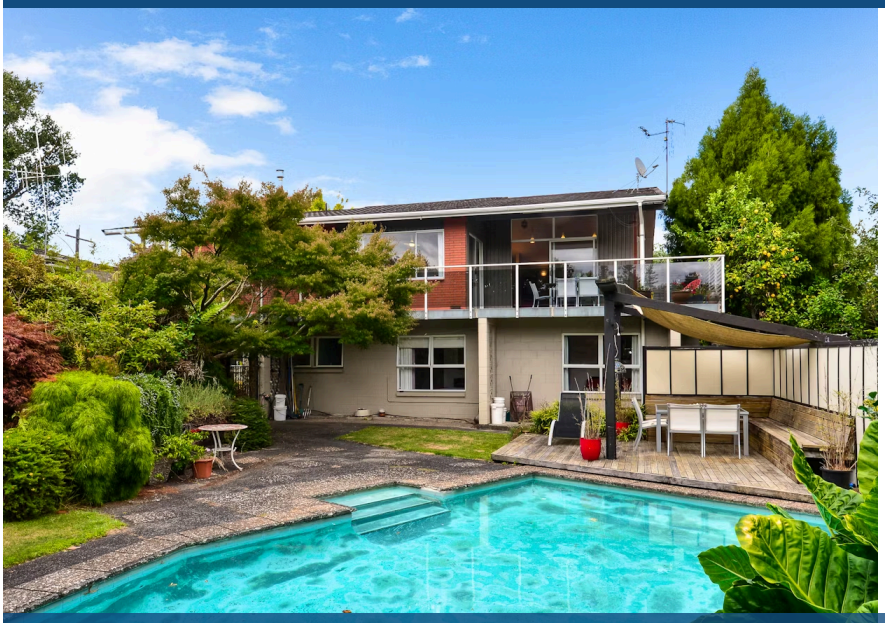
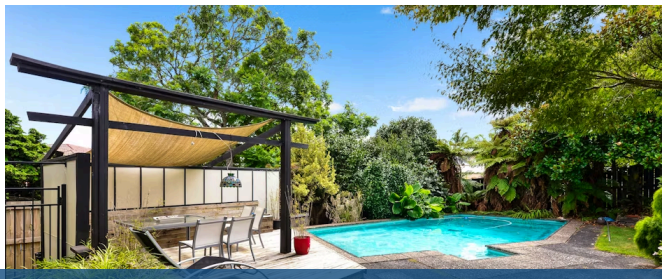
Lugtons

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1004 River Road, Queenwood

This fabulous four-bedroom River Road residence is a solid 1970s classic and one you will want to inspect. It has been a much-loved family home and is now making its debut for the first time in several decades. Handy to all level schools and amenities with less than 10 minutes' drive from the city centre and Te-Awa shopping complex, this spacious Queenwood abode has much to offer both inside and out. The low maintenance double story brick home comprises four bedrooms, two bathrooms, roomy rumpus, laundry, mancave and pool. The cheery kitchen boasts a butler's pantry, glossy splashback, generous storage and plenty of bench space for catering ease. The well-defined dining room extends seamlessly to the sheltered outdoor entertaining area and wrap around deck where you can enjoy a bird's eye view of the pool antics below. The large comfortable living room incorporates a study, offering an excellent work from home space or homework hub for your growing family. The convenient heat pump ensures year-round cosiness alongside the underfloor heating. High ceilings and large windows capture the wandering sun all day, bouncing light around the upstairs living areas and two sizeable bedrooms. The master boasts wall to wall storage and separate bathroom. Soft honey-toned wood floors and staircase lead down to the front entrance, two large bedrooms, an extra bathroom and substantial multi-use soundproof rumpus room. Trombone, drum or band practice are well muffled in here! Hard-wearing tiled floor offers a cool ambient temperature all summer with underfloor heating to keep the Waikato winter weather at bay. The internal double garage has additional storage area and leads through to bedrooms, laundry, pool and man cave.

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Land area	824 m²
Rates	$3,762.75

