



## 5 Avon Street, Frankton



Sold



Welcome to 5 Avon Street. . . right in the heart of the City. This must be one of Hamilton's most interesting residences. On the market for the first time in many years, the family have done gorgeous extensions, including 2x1 bedroom chalets. Your new retreat includes 2 big bedrooms inside, the outside "pods", 3 bathrooms (2 ensuites), 2 lounges, has a backyard that will transport you to a "Wanaka" feel with stones, rocks, schist and even a man-made stream/water feature. Children of all ages will enjoy the adventures of living here . . . you're so close to rugby and sports grounds, loads of green space, Hamilton CBD, FMG Stadium, Supermarkets, a myriad of fantastic cafes, gully adventures, Doctors, Pharmacy - everything is walking distance away. Rewired/replumbed/reroofed, gas infinity hotwater/gas heating, 2 fireplaces and built in the 1920's (of double skin brick) - this is so warm in Winter and cool in Summer. You'll not believe your lucky find here at 5 Avon Street - busy executives, eccentric professionals - you'll be a buyer who wants a home outside of the "norm", where you're friends will want to drop by for a Pinot on a Friday afternoon. There's so many social spots for entertaining, you've really got to get inside to appreciate the uniqueness that's hard to put into words. I think we've found your sweet spot with this amazing location which comes complete with butchers block, recycled Rimu Dining Leaner, a gorgeous 1930's light fitting right out of the BNZ in Wellington, a story on the wall of a Circa 1930's redecoration, chandeliers from the 1920's, floating decks outside. This is a cosmopolitan mixed with a Matini. . . Where the buzz will be 365. . Watch Video: <https://www.youtube.com/watch?v=365>.

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Land area	538 m <sup>2</sup>
Floor size	190 m <sup>2</sup>
Rates	\$2,843.00



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