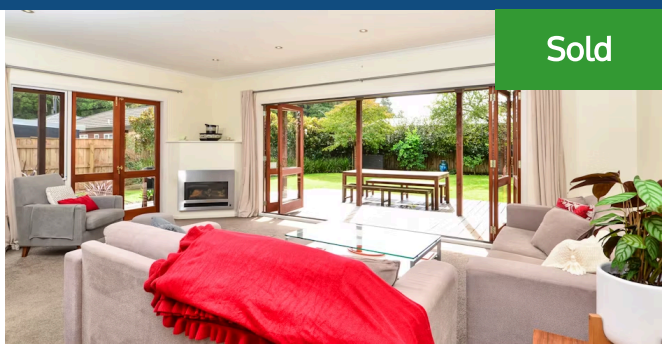
Lugtons

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Sold



5 East Street, Claudelands

This stylishly renovated bungalow reflects life and living preferences of the 21st century while holding true to its Claudelands vintage. All the best period features are showcased in this central four bedroom family dwelling which emanates a warm sense of character and offers an array of modern comforts. Surprisingly spacious, the layout gives families full flexibility for how they want to live their lives. You can throw a dinner party and let the children take over one of the living areas while the adults socialise together. Multiple exit points open to a sheltered and lit wrap-around deck that serves as an extended living/entertainment area. It overlooks the landscaped backyard and is a haven for an alfresco lifestyle. Kitchen and bathrooms are on point, and there is a study, separate laundry and double garage. The master bedroom is the real deal with a walk-in robe, ensuite bathroom and deck access. Gas is the primary energy source, used for cooking, heating and hot water. Ceiling insulation, heat pump and HRV ensure ambient interiors. Aesthetics are created by the home's inherent beauty and character, enhanced by polished native timber floors and contemporary decor. The grounds are trim-kept, have space aplenty for kids to play and off-street parking. The area is sought for its boutique-like vibe, centrality and Hamilton Boys' High zoning. You can amble to trendy cafes and local markets of a weekend, and enjoy Heaphy Terrace's popular eateries opposite Claudelands Park and Arena, just footsteps away. Supermarket and CBD, as well as private and public schools, are super handy.

4 2 2

Land area	837 m²
Floor size	192 m²
Rateable value	$830,000
Rates	$3,676.46





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