



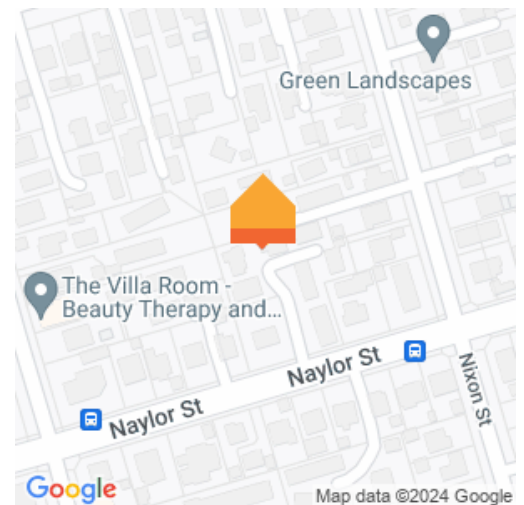
## 📍 47F Naylor Street, Hamilton East

3 bedrooms, 1 bathroom, 1 car space, 1 kitchen

The ultimate in low maintenance suburban living, your Hamilton East home knows how to turn on the charm. And when it comes to location, you've got it made!

Floor size	130 m <sup>2</sup>
Rateable value	830,000
Rates	\$3,408.85

Situated in the heart of Hamilton East, your brick home interweaves quaint character features with modern functionality to create a delightful living environment. Indoor-outdoor flow reigns supreme with the living and bedroom wing wrapping around your private courtyard space making for a seamless connection to the outdoors. Three well-appointed bedrooms ease off a central hallway. The kitchen, bathroom and separate toilet are immaculate and functional spaces. Your welcoming, minimalist floor plan makes for a home to simply enjoy, with potential to add your own personal touches. Set back off the road, you have the perks of internal access garaging and off-street parking, with room to entertain and children and pets to enjoy the fully fenced section. The stunning Hamilton Gardens, Waikato River, Hamilton East village, MADE market and the CBD are walking distance for recreation and everyday convenience. All levels of private and public schooling is nearby, and Waikato University is a short bike or drive away. Relaxation is the order of the day in this attractive, comfortable, low maintenance home. Simply move in and enjoy. Contact Anya today for further information or to view. To view the property files, copy and paste the following link to your web browser:



<http://propertyfiles.co.nz/property/807330003>



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