



## 1 Glencoe Place, Nawton

4 bedrooms, 2 bathrooms, 2 living areas, 2 car spaces

Seldom does an opportunity arise to purchase a gem like this. Set on a corner site of 620sqm (approx. ), this four-bedroom Hinuera Stone home provides a great layout with excellent natural light and privacy. There is a choice of living spaces opening onto the large north facing deck, the property reveals a versatile layout to suit most family situations. The striking white lacquered kitchen and dining area which has been flawlessly updated and flows to the outdoor living space is the heart of the home. High-stud ceilings enhance this area, and a second living area provides room for the family to spread out and enjoy. The four bedrooms are large with the master including a walk-in wardrobe and ensuite. In the three additional bedrooms you will find an abundance of built ins and storage spaces. A study area is adjacent to the upstairs bedroom and the family bathroom features modern updates with double basins and there is a separate toilet. In addition to the living areas there is an internal carpeted double garage, with laundry at the rear and a solid outdoor shed/workshop with electricity and there is also substantial onsite parking. The decks and paved areas are large and perfect for outdoor living. This is a low maintenance solid, sunny, family home with central gas heating plus three additional heat pumps for winter and summer comfort. The elevated corner site is fully fenced and landscaped providing everything you need for carefree living. Located with an easy commute to Te Rapa and the CBD in a street of similar quality family homes. This home is ready for you to walk in, unpack your bags, relax, and start enjoying the ideal family lifestyle on offer. The kids will love their big new bedrooms.

Land area	620 m <sup>2</sup>
Floor size	238 m <sup>2</sup>
Rateable value	\$1,015,000
Rates	\$3,820.00



Jamie Barakat

📞 07 853 0013

📱 0274 285 426

✉️ jamie.barakat@lugtons.co.nz