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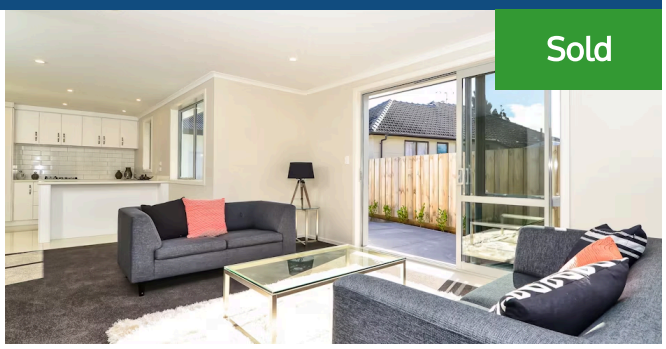

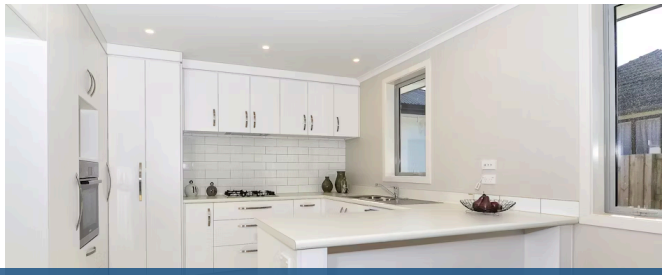

149B Maeroa Road, Maeroa

3 2

This brand new duplex home is a study in simplicity and contemporary comfort. The unassuming exterior of classic painted brick has inherent charm, a fresh crisp look and tasteful landscaping, all of which deliver kerb-side appeal. Wel-proportioned interiors offer an excellent balance of living and sleep zones. Three bedrooms ease off a central hall, including a master with a tiled ensuite. The open plan living zone is a bright, welcoming area equipped with a heat pump and sliding door access to useful outdoor living spaces. A concrete patio and pergola-deck set the scene for alfresco dining and entertaining. Bosch appliances and gas cooking bring quality and practicality to the social kitchen. Bathrooms are pristine tiled areas and the auto garage is carpeted. Interiors are finely finished and dressed in a neutral colour palette. The double glazed and alarmed home is framed by neatly landscaped grounds carpeted in lush lawn. Directly opposite one of Hamilton's favourite cafes, this enticing property is the perfect oasis for a relaxed lock-up-and-leave lifestyle. Lying just north of the CBD, Maeroa is becoming increasingly sought after for its central convenience. The area is full of lifestyle advantages. Beerescourt Bowling and Tennis Clubs are at one end of the street while links to the CBD and State Highway 1, via Norton Road, are at the other, making commuting a breeze. Footie fans can walk to FMG Stadium Waikato. Maeroa is seeing a steady surge in development to meet the demands of a growing city and the changing needs of home buyers. Recent years has seen an explosion of apartments, town houses and duplex living to cater for the needs of buyers wanting less property maintenance and greater lifestyle benefits. This home admirably meets those needs.

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