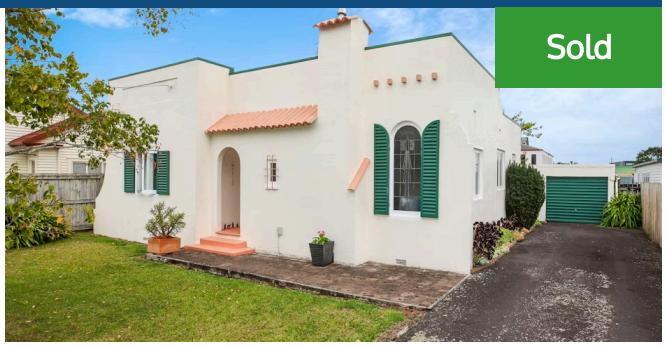
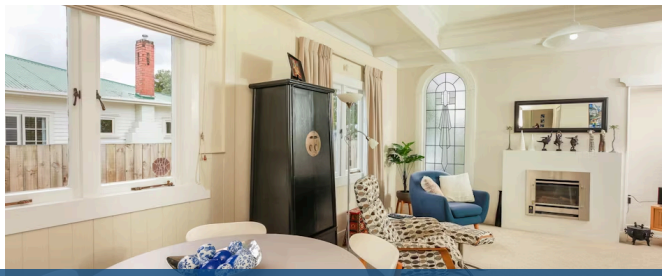
Lugtons

Your home is worth more with Lugton's







15 Bell Street, Hamilton East

3 1 1

Welcome to 15 Bell Street - a must-see 1930s art deco, stucco bungalow for those desiring a central location, in-zone for Hamilton Boy's and Girl's High Schools. When the current owner purchased this lovely home 15 years ago it was an easy decision - she saw it and fell in love. That love has since been poured into her home, and what you see exudes this. Upgrades retain the sweetness and charm, while offering modern conveniences. From the front door entrance, the foyer beckons with high feature ceiling and dado line shelving in a neutral palette. If this warms you, the living/dining will wow. Painted exposed beams, ornate plaster ceiling, feature windows and georgeous wallpapers. This space is cosy, comfortable and relaxing. The Rinnai stainless steel gas fireplace looks as if it has always been there - instant warmth aided by a heat recovery system. A heat pump in the hall benefits bedrooms if you like them super-toasty. The charm continues through to the bedrooms - two large and one single. The master and second bedrooms both light up with the first hint of morning sun. The single third, previously an office, would make a great kid's room. The kitchen, opening off the dining area and updated in the 1990s, is clean, tidy and functional. The laundry is tucked away in a cupboard you would never know was there. All this on a 526m2 freehold title which includes the original single garage with pergola off the side, and the cutest garden shed. Plenty of space for the first home buyer, young professional or downsizer, to create further outdoor living areas and gardens. Viewings are strictly limited during Level 3, so book yours now to avoid missing out. Call Jeff on 027 210 4465.

Land area	526 m²
Floor size	90 m²
Rates	$2,682.55

