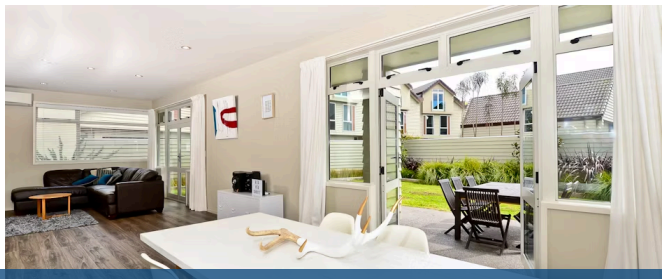
Lugtons

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26 Jellicoe Drive, Hamilton East

3 2

In a boutique location moments from river and cafes, this contemporary townhouse offers great lifestyle perks. Spread over two levels, the ground floor contains an office, guest toilet, double garaging and spacious open plan living flowing outdoors to a sunny secure setting. Three generous double bedrooms on the first floor are warm, roomy spaces supported by two bathrooms, including an en-suite. The master also has a walk-in robe. Deep double wardrobes feature in the other bedrooms. The double glazed home has street appeal, is superbly orientated for the north sun and built from solid materials. There are heat pumps upstairs and down, and a quality Bosch oven. On its own title, the townhouse sits on a very manageable, fully fenced 400sqm site in a character-preserved Hayes Paddock neighbourhood that links with Wellington Street Beach, river trails to Hamilton Gardens and the CBD, and vibrant Hamilton East culture. One of the city's oldest suburbs, Hayes Paddock has heritage protection and is sought after for its uniqueness.

Land area	400 m²
Rateable value	$710,000
Rates	$3,128.64





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