



📍 4 Chancery Close, Hamilton East

Luxe Family Home in Boys High Zone

Property files: <https://www.propertyfiles.co.nz/property/583110002>

Showcasing a tasteful, high-end renovation, this Hamilton East home raises the bar for family living. It not only looks a modern picture, it serves up exceptional functionality for everyday life thanks to a refurbishment that leaves nothing to chance. Full of kerbside appeal, the single-level brick home sits on an elevated, fully fenced 600m2 corner section which is landscaped for easy-care. Foodies will relish working in a new kitchen with marble-look engineered stone bench tops, leading brand appliances (Bosch induction cooktop & pyrolytic oven), and a social mindset for effortless entertaining. Indoor-outdoor living is a strength, with a double-glazed French door providing instant access to the expansive north-facing covered patio and deck. The lounge is an inviting second living area. Four double bedrooms deliver ample personal space and generous storage. Bathroom and en-suite have been transformed into modern pristine rooms, enhanced by a contemporary cottage look. Fresh, neutral decor is offset by new window treatments throughout & quality, commercial-grade flooring. Insulation, an HRV system and heat-pump offer good creature comfort. The double automated i/a garage, with storage and deck access, neatly accommodates the laundry with built-in shelving. The immaculate backyard, with raised garden beds, offers relaxed outdoor fare. There's oodles of off-street parking, a garden shed, fruit trees, and two pergolas, including one at the back of the garage that's perfect for drying washing. The fence has been re-stained and the concrete pad, with drainage, was laid two years ago. Ideal for family living, the established Chancery Close cul-de-sac has a quiet, safe reputation and numerous lifestyle gains. Waikato Innovation Park, the University, Southwell School and Marist Park are walking distance. The area is zoned for Hamilton Boys' and Girls' High, and close to major transit routes for easy city and intercity commuting.



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Auction

Sold \$1,121,000



Land area	600 m ²
Floor size	164 m ²
Rates	\$3,442.00

