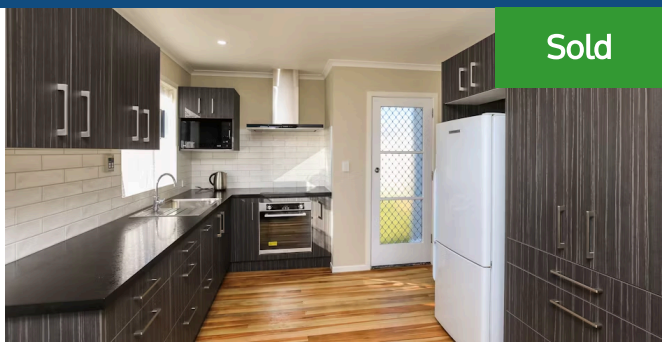
Lugtons

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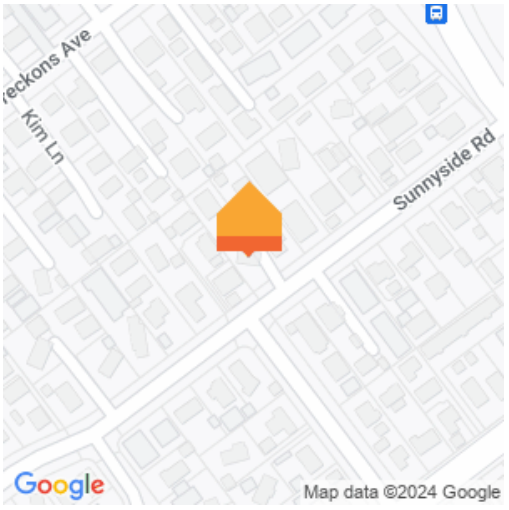


14 Sunnyside Road, Nawton

2 1

First home buyers or investors, stop looking - this is the one you've been waiting for. Sitting proudly on a gorgeously maintained property, this cozy little two bedroom house has plenty to offer. With all the big work done, minus the bathroom, you're presented with the opportunity to still put your own stamp on the property. Work that has already been carried out inside includes a well-appointed kitchen with a new oven, rangehood and stove top. Moving through the rest of the house, you'll be impressed by the new carpet and polished, original wooden flooring in the kitchen and separate laundry. Fully insulated and accompanied by aluminium joinery and a heat pump in the main living quarters, this house is an absolute treat to be in during those colder months. For the investors, it's one less task on the to-do list before you occupy it with tenants. Outside, you're welcomed by the sun-drenched yard that houses an array of fruit trees, ready for the picking, and a vegetable garden for those avid gardeners. A great, central location, this gem is a five minute drive to the Nawton Shopping Centre, a 15 minute drive to the popular The Base Shopping Centre and a 15 minute drive to Hamilton's City Centre. Take action - give me a call today for a private viewing, on 027 698 1881.

Rateable value	$320,000
Rates	$1,975.67





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