Lugtons

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208 George Melrose Drive, Te Awamutu

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In a quality neighbourhood on a site that attracts elevated views across the district, this stylish modern home has all the elements for a relaxed lifestyle and warm entertaining. Providing spacious family living spread over two levels, the home carefully balances the active hub and quiet areas. The open plan layout links the well-appointed kitchen, living and dining areas in a cohesive and practical design that flows seamlessly to the large lounge. Both living areas invite the outdoors in. Bedrooms and bathrooms feature on both levels, quietly sequestered from the activity zones. The upstairs master retreat, with an ensuite and walk-in wardrobe, is graced with a picturesque balcony. Garaging is double internal access. Comforts are well taken care of thanks to a heat pump, HRV system and great insulation. Poised on a lushly landscaped section with oodles of kerb appeal, the property is neatly retained, tastefully planted and boasts private alfrescos in the sunny and secure backyard. There is ample off-street parking. Te Awamutu is a thriving rural-based community with everything a big city possesses and the bonus of a friendly, small town ambience. It lies in easy commuting distance of Hamilton and Cambridge.

Land area	777 m²
Floor size	191 m²
Rateable value	$530,000
Rates	$3,155.00

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